



---

**TITLE: REQUEST FOR PERMISSION TO ADVERTISE  
UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENT  
USE REGULATIONS PROJECT**

**SUMMARY:** The proposed ordinance will account for consistency with the Comprehensive Plan, correction of glitches and clarifications to the Unified Land Development Code (ULDC), as well as several specific amendments, as follows:

- Ordinance Title
- Exhibit A - Article 1, General Provisions
- Exhibit B - Article 2, Development Review Process
- Exhibit C - Article 3, Overlays and Zoning Districts
- Exhibit D - Article 4, Use Regulations
- Exhibit E - Article 5, Supplementary Standards
- Exhibit F - Article 6, Parking
- Exhibit G - Article 7, Landscaping
- Exhibit H - Article 8, Signage
- Exhibit I - Article 9, Archaeological and Historical Preservation
- Exhibit J - Article 10, Enforcement
- Exhibit K - Article 11, Subdivision, Platting, and Required Improvements
- Exhibit L - Article 12, Traffic Performance Standards

**LDRAB/LDRC:** The proposed code amendments were submitted for review to the Land Development Regulation Advisory Board (LDRAB) on October 23, 2013; February 26, 2014; July 23, 2014; June 24, 2015; November 18, 2015; April 27, 2016; May 25, 2016; October 14, 2016; October 26, 2016; November 30, 2016; and December 14, 2016, and the Land Development Regulation Commission (LDRC) on November 30, 2016; and December 14, 2016. At the October 14, 2016 meeting, LDRAB voted 8 - 2 to recommend that the BCC not approve the proposed amendments on Limited Pet Boarding. At December 14, 2016 meeting, LDRC recommended denial of the proposed amendments to Limited Pet Boarding, motion vote 10 – 0; denial of the proposed deletion of Homeless Resource Center Use, motion vote 9 – 3; and, modify Self Service Storage proposed language to allow a waiver to increase percentage of the use in Commercial pod of PUD or Neighborhood Center of TND, motion vote 11 - 0. All proposed ULDC amendments were found to be consistent with the Plan.

**MOTION: To approve the Request for Permission to Advertise for First Reading of ULDC Amendments – Use Regulations Project, on January 26, 2017: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCES 2003-067 and 2003-068, AS AMENDED, AS FOLLOWS: **ARTICLE 1 – GENERAL PROVISIONS:** CHAPTER B, INTERPRETATION OF CODE; CHAPTER C, RULES OF CONSTRUCTION AND MEASUREMENT; CHAPTER F, NONCONFORMITIES; CHAPTER I, DEFINITIONS & ACRONYMS; **ARTICLE 2 – DEVELOPMENT REVIEW PROCEDURES:** CHAPTER A, GENERAL; CHAPTER B, PUBLIC HEARING PROCESS; CHAPTER D, ADMINISTRATIVE PROCESS; CHAPTER E, PRIOR APPROVALS; CHAPTER G, EMINENT DOMAIN; **ARTICLE 3 – OVERLAYS AND ZONING DISTRICTS:** CHAPTER A, GENERAL; CHAPTER B, OVERLAYS; CHAPTER D, PROPERTY DEVELOPMENT REGULATIONS (PDRs); CHAPTER E, PLANNED DEVELOPMENT DISTRICTS (PDDs); CHAPTER F, TRADITIONAL DEVELOPMENT DISTRICTS (TDD's); **ARTICLE 4 – USE REGULATIONS:** CHAPTER A, USE CLASSIFICATION; CHAPTER B, SUPPLEMENTARY USE STANDARDS; CHAPTER C, COMMUNICATION TOWER, COMMERCIAL; CHAPTER D, EXCAVATION; **ARTICLE 5 – SUPPLEMENTARY STANDARDS:** CHAPTER B, ACCESSORY AND TEMPORARY USES; CHAPTER C, DESIGN STANDARDS; CHAPTER E, PERFORMANCE STANDARDS; CHAPTER H, MASS-TRANSIT STANDARDS; **ARTICLE 6 – PARKING:** CHAPTER A, PARKING; **ARTICLE 7 – LANDSCAPING:** CHAPTER A, GENERAL; CHAPTER F, PERIMETER BUFFER LANDSCAPE REQUIREMENTS; **ARTICLE 8 – SIGNAGE:** CHAPTER F, GENERAL PROVISIONS FOR ALL SIGN TYPES; **ARTICLE 9 – ARCHAEOLOGICAL AND HISTORICAL PRESERVATION:** CHAPTER A, ARCHAEOLOGICAL RESOURCES PROTECTION; **ARTICLE 10 – ENFORCEMENT:** CHAPTER C, GROUNDWATER AND NATURAL RESOURCES PROTECTION BOARD; CHAPTER E, REMEDIES; **ARTICLE 11 – SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS:** CHAPTER B, SUBDIVISION REQUIREMENTS; CHAPTER**

E, REQUIRED IMPROVEMENTS; **ARTICLE 12:** TRAFFIC PERFORMANCE STANDARDS; CHAPTER J, TRANSPORTATION CONCURRENCY MANAGEMENT AREAS (TCMA); CHAPTER L, TRANSPORTATION CONCURRENCY EXEMPTION FOR PROJECTS THAT PROMOTE PUBLIC TRANSPORTATION; CHAPTER Q, PROPORTIONATE FAIR-SHARE PROGRAM; **PROVIDING FOR:** INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; A SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND, AN EFFECTIVE DATE.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCES 2003-067, AS AMENDED, AS FOLLOWS: **ARTICLE 1 – GENERAL PROVISIONS:** CHAPTER B, INTERPRETATION OF CODE; CHAPTER C, RULES OF CONSTRUCTION AND MEASUREMENT; CHAPTER F, NONCONFORMITIES; CHAPTER I, DEFINITIONS & ACRONYMS; **ARTICLE 2 – DEVELOPMENT REVIEW PROCEDURES:** CHAPTER A, GENERAL; CHAPTER B, PUBLIC HEARING PROCESS; CHAPTER D, ADMINISTRATIVE PROCESS; CHAPTER E, PRIOR APPROVALS; CHAPTER G, EMINENT DOMAIN; **ARTICLE 3 – OVERLAYS AND ZONING DISTRICTS:** CHAPTER A, GENERAL; CHAPTER B, OVERLAYS; CHAPTER D, PROPERTY DEVELOPMENT REGULATIONS (PDRs); CHAPTER E, PLANNED DEVELOPMENT DISTRICTS (PDDs); CHAPTER F, TRADITIONAL DEVELOPMENT DISTRICTS (TDD’s); **ARTICLE 4 – USE REGULATIONS:** CHAPTER A, USE CLASSIFICATION; CHAPTER B, SUPPLEMENTARY USE STANDARDS; CHAPTER C, COMMUNICATION TOWER, COMMERCIAL; CHAPTER D, EXCAVATION; **ARTICLE 5 – SUPPLEMENTARY STANDARDS:** CHAPTER B, ACCESSORY AND TEMPORARY USES; CHAPTER C, DESIGN STANDARDS; CHAPTER E, PERFORMANCE STANDARDS; CHAPTER H, MASS-TRANSIT STANDARDS; **ARTICLE 6 – PARKING:** CHAPTER A, PARKING; **ARTICLE 7 – LANDSCAPING:** CHAPTER A, GENERAL; CHAPTER F, PERIMETER BUFFER LANDSCAPE REQUIREMENTS; **ARTICLE 8 – SIGNAGE:** CHAPTER F, GENERAL PROVISIONS FOR ALL SIGN TYPES; **ARTICLE 9 – ARCHAEOLOGICAL AND HISTORICAL PRESERVATION:** CHAPTER A, ARCHAEOLOGICAL RESOURCES PROTECTION; **ARTICLE 10 – ENFORCEMENT:** CHAPTER C, GROUNDWATER AND NATURAL RESOURCES PROTECTION BOARD; CHAPTER E, REMEDIES; **ARTICLE 11 – SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS:** CHAPTER B, SUBDIVISION REQUIREMENTS; CHAPTER E, REQUIRED IMPROVEMENTS; **ARTICLE 12: TRAFFIC PERFORMANCE STANDARDS:** CHAPTER J, TRANSPORTATION CONCURRENCY MANAGEMENT AREAS (TCMA); CHAPTER L, TRANSPORTATION CONCURRENCY EXEMPTION FOR PROJECTS THAT PROMOTE PUBLIC TRANSPORTATION; CHAPTER Q, PROPORTIONATE FAIR-SHARE PROGRAM; **PROVIDING FOR:** INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; A SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND, AN EFFECTIVE DATE.

**WHEREAS**, Section 163.3202, Florida Statutes, mandates the County compile Land Development Regulations consistent with its Comprehensive Plan into a single Land Development Code; and

**WHEREAS**, pursuant to this statute the Palm Beach County Board of County Commissioners (BCC) adopted the Unified Land Development Code (ULDC), Ordinance 2003-067, as amended from time to time; and

**WHEREAS**, the BCC has determined that the proposed amendments further a legitimate public purpose; and

**WHEREAS**, the Land Development Regulation Commission has found these amendments to the ULDC to be consistent with the Palm Beach County Comprehensive Plan; and

**WHEREAS**, the BCC hereby elects to conduct its public hearings on this Ordinance at 9:30 a.m.; and

**WHEREAS**, the BCC has conducted public hearings to consider these amendments to the ULDC in a manner consistent with the requirements set forth in Section 125.66, Florida Statutes.

1 NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF  
2 PALM BEACH COUNTY, FLORIDA, as follows:

3 **Section 1. Adoption**

4 The amendments set forth in Exhibits listed below, attached hereto and made a part  
5 hereof, are hereby adopted.

- 6 ▪ Ordinance Title
- 7 ▪ Exhibit A - Article 1, General Provisions
- 8 ▪ Exhibit B - Article 2, Development Review Process
- 9 ▪ Exhibit C - Article 3, Overlays and Zoning Districts
- 10 ▪ Exhibit D - Article 4, Use Regulations
- 11 ▪ Exhibit E - Article 5, Supplementary Standards
- 12 ▪ Exhibit F - Article 6, Parking
- 13 ▪ Exhibit G - Article 7, Landscaping
- 14 ▪ Exhibit H - Article 8, Signage
- 15 ▪ Exhibit I - Article 9, Archaeological and Historical Preservation
- 16 ▪ Exhibit J - Article 10, Enforcement
- 17 ▪ Exhibit K - Article 11, Subdivision, Platting, and Required Improvements
- 18 ▪ Exhibit L - Article 12, Traffic Performance Standards

19  
20 **Section 2. Interpretation of Captions**

21 All headings of articles, sections, paragraphs, and sub-paragraphs used in this  
22 Ordinance are intended for the convenience of usage only and have no effect on interpretation.

23  
24 **Section 3. Repeal of Laws in Conflict**

25 All local laws and ordinances in conflict with any provisions of this Ordinance are hereby  
26 repealed to the extent of such conflict.

27  
28 **Section 4. Severability**

29 If any section, paragraph, sentence, clause, phrase, word, map, diagram, or any other  
30 item contained in this Ordinance is for any reason held by the Court to be unconstitutional,  
31 inoperative, void, or otherwise invalid, such holding shall not affect the remainder of this  
32 Ordinance.

33  
34 **Section 5. Savings Clause**

35 All development orders, permits, enforcement orders, ongoing enforcement actions, and  
36 all other actions of the Board of County Commissioners, the Zoning Commission, the  
37 Development Review Officer, Enforcement Boards, all other County decision-making and  
38 advisory boards, Special Masters, Hearing Officers, and all other County officials, issued  
39 pursuant to the regulations and procedures established prior to the effective date of this  
40 Ordinance shall remain in full force and effect.



EXHIBIT A

ARTICLE 1, GENERAL PROVISIONS
SUMMARY OF AMENDMENTS
(Updated 11/21/16)

Part 1. ULDC Art. 1.B.1.A, Authority, (page 6 of 119), is hereby amended as follows:

Table with 2 rows and 1 column. Row 1: Reason for amendments: [Zoning] 1. Update and clarify who has the authority to interpret the various sections of Article 4.B.10, Excavation Uses. Row 2: 2. As part of the Use Regulations Project, articles have been re-ordered and re-numbered as a result of the reorganized Excavation section.

CHAPTER B INTERPRETATION OF THE CODE

Section 1 Interpretations

A. Authority

Interpretations to this Code and the Official Zoning Map shall be made by the Executive Director of PZB or designee with the following exceptions: [Ord. 2011-016]

3. The County Engineer shall have the authority to make all interpretations of Art. 4.B.10.B.7.a 10), Hauling Standards; Art. 4.B.10.B.7.b.2)c), Drainage; 4.B.10.C.5.g.5, Haul Agreement; Art. 6.C, Driveways and Access; Art. 11, Subdivision, Platting, and Required Improvements; and Art. 12, Traffic Performance Standards; [Ord. 2011-016]

5. The Director of ERM shall have the authority to make all interpretations of ART. Art. 14, Environmental Standards and Article 4.D, EXCAVATION to interpret the following parts of Art. 4.B.10, Excavation Uses in consultation with the Executive Director of PZB or designee as appropriate: Art. 4.B.10.B.4.b.8), WCAA Canals, Art. 4.B.10.B.4.b.9); Mitigation Projects, Art. 4.B.10.B.4.b.10), Wetlands; Art. 4.B.10.B.4.b.13), Canals of Conveyance; Art. 4.B.10.B.7.c.1)a)(2), Littoral Planting; Art. 4.B.10.B.7.c.3), Littoral Planting Reclamation Standards; Art. 4.B.10.B.7.c.5), Area of Record; Art. 4.B.10.B.7.d.5)b), Excavated Area; Art. 4.B.10.B.7.d.5)c), Littoral Zones; Art. 4.B.10.B.7.d.6)b), Excavated Area and Litoral Zones; Art. 4.B.10.B.7.d.7)a), Excavated Areas for Type 3 Excavation; Art. 4.B.10.B.7.e, Maintenance and Monitoring; Art. 4.B.10.B.8.a, Administrative Waiver from Construction Criteria for Agricultural, WCAA, Type 2 and Type 3 Excavations; Art. 4.B.10.B.8.b.1), Violations; Art. 4.B.10.B.8.f, Use of Collected Monies; Notice of Intent to Construct in Art. Art. 4.B.10.B.6, Art. 4.B.10.C.1.h; Art. 4.B.10.C.1.i.6); and, Art. 4.B.10.C.5.g.6); Art. 4.B.10.C.1.c, Maximum Depth, Art. 4.B.10.C.4.e, Depth, and, Art. 4.B.10.C.5.e, Depth, [Ord. 2011-016]

10. The Executive Director of PZB or designee shall have the authority to make interpretations of the following provisions found in Art. 4.B.10, Excavation Uses in consultation with the Director of ERM and the County Engineer as appropriate: Art. 4.B.10.B.4.a, Prohibitions; Art. 4.B.10.B.4.b.12), De Minimis Impact; Art. 4.B.10.B.4.b.14), Excavation by Public Agencies; Art. 4.B.10.B.6.e, Written Approval, Art. 4.B.10.B.7.b.2), Slopes except for Art. 4.B.10.B.7.b.2)c), Drainage; Art. 4.B.10.B.7.d.1), General; Art. 4.B.10.B.7.d.2), Guarantees Required; Art. 4.B.10.B.7.d.4), Form of Guarantee; Art. 4.B.10.B.7.d.6), Submittal and Approval of Guarantee; Art. 4.B.10.B.7.d.7), Duration and Release; Art. 4.B.10.B.7.d.8), PBC Use of Guarantee; and, Art. 4.B.10.B.8.c, Enforcement.

Part 1. ULDC Art. 1.C.1.A.2.x, Use Type [Related to Rules of Construction] (page 8 of 119), is hereby amended as follows:

Table with 1 row and 1 column. Reason for amendments: [Zoning] Delete reference to "Use Type" currently used in the Use Matrices. The consolidated Use Matrix for every Use Classification is proposed to reference directly "Supplementary Use Standards" instead of "Use Type" therefore this definition is deleted from Art. 1.

CHAPTER C RULES OF CONSTRUCTION AND MEASUREMENT

Section 1 Rules of Construction

A. General

2. Interpretation and Application

Notes: Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ]. .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT A

ARTICLE 1, GENERAL PROVISIONS
SUMMARY OF AMENDMENTS
(Updated 11/21/16)

The interpretation and application of any provision in this Code shall be the minimum required to promote the public health, safety, comfort, convenience and general welfare. Where interpretation and application of any provision in this Code imposes greater restrictions upon the subject matter than a general provision imposed by the Plan or other provision in this Code, the provision imposing the greater restriction shall control.

x. Use Type Use of the term "use type" shall refer to the general classification of uses indicated in Table 4.A.3.A, Use Matrix, Table 3.E.1.B, PDD Use Matrix, and Table 3.F.1.F, Traditional Development Permitted Use Schedule. Uses listed in Table 4.A.3.A, Use Matrix, and Table 3.E.1.B, PDD Use Matrix, shall be considered distinct and separate uses from one another, unless otherwise stated.

[Renumber Accordingly]

Part 2. ULDC Art. 1.F.2,D Nonconforming Lot (page 20 of 119), is hereby amended as follows:

Reason for amendments: [Zoning] Update use name Accessory Dwelling for Accessory Quarters as proposed in the Residential Use Classification.

CHAPTER F NONCONFORMITIES

Section 2 Nonconforming Lot

D. Accessory Dwelling Quarters

Accessory dwelling Quarters on non-conforming lots with a RR FLU designation that are equal to or less than 1.5 acres may utilize a 25-foot side or rear setback, subject to the following where the setback is less than the setback required for the SFD unit: [Ord. 2006-004] [Ord. 2010-005]

- 1. A minimum five-foot high continuous solid opaque visual screen consisting of a hedge, fence or wall, shall be installed and maintained along the property line adjacent to the length of the aAccessory dwelling Quarters. [Ord. 2006-004] [Ord. 2010-005]
2. Ingress/egress to the aAccessory dwelling Quarters shall not be oriented towards the adjoining property. [Ord. 2006-004] [Ord. 2010-005]

....

Part 3. ULDC Art. 1.F.4.D.2.a Nonconforming Use (page 23 of 119), is hereby amended as follows:

Reason for amendments: [Zoning] Update use name Convenience Store with Gas Sales to Retail Gas and Fuel Sales as proposed in the Commercial Use Classification.

CHAPTER F NONCONFORMITIES

Section 4 Nonconforming Use

D. Expansion

2. Minor Nonconforming Use

a. The expansion shall not exceed ten percent of the approved floor area of the structure or ten percent of the improvement value of the structures on site, whichever is less; or any other form of measure of intensity/density for the specific use such as but not limited to: beds for congregate living facilities; decks for restaurants; number of children for daycares; number of fueling stations or gas pumps for convenience store with gas sales Retail Gas and Fuel Sales or other traffic intensity measures. [Ord. 2010-005]

....

Part 4. ULDC Art. 1.I, Definitions and Acronyms (page 31-35, 37-40, 42-44, 46-52, 54-59, 63-65, 69-70, 72, 74-77, 80-84, 93, 105, 107, 108, 109, 112, and, 114 of 119), is hereby amended as follows:

Table with 2 columns: Reason for amendments, [Zoning] and list of amendments including: 1. Eliminate duplicated definitions already contained in Article 4, Use Regulations. 2. All definitions to be renumbered accordingly to reflect proposed deletion of definitions. 2. Relocate definitions related to Commercial Communication Tower types from article 1.I, Definitions and Acronyms, to consolidate in Article 4, Use Regulations under the Towers Use Classification. Delete duplicate definition of Agricultural Excavation in Article 1 as standard is already used in Art. 4.B.10, Excavation Uses.

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].

Stricken indicates text to be deleted.

Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT A

ARTICLE 1, GENERAL PROVISIONS  
SUMMARY OF AMENDMENTS  
(Updated 11/21/16)

1 CHAPTER I DEFINITIONS & ACRONYMS

2 Section 2 Definitions

3 A. Terms defined herein or referenced in this Article shall have the following meanings:

4 ....  
5 ~~12. **Accessory Dwelling**—an accessory dwelling unit located on the same lot as a principal~~  
6 ~~single family dwelling. An accessory dwelling is a complete, independent living facility~~  
7 ~~equipped with a kitchen and provisions for sanitation and sleeping.~~

8 ....  
9 ~~25. **Adult Entertainment Definitions**— for the purposes of Art. 4.B.1.A.2. [Ord. 2009-040]~~

10 ~~a. **Adult Arcade**—any place or establishment operated for commercial gain, which invites~~  
11 ~~or permits the public to view adult material. For purposes of this Code, "adult arcade" is~~  
12 ~~included within the definition of "adult theater." [Ord. 2009-040]~~

13 ~~b. **Adult Bookstore/Adult Video Store**—An establishment which sells, offers for sale, or~~  
14 ~~rents adult material for commercial gain and which meets either of the following two~~  
15 ~~criteria: [Ord. 2005-051] [Ord. 2009-040]~~

16 ~~1) More than 30 percent of the gross public floor area is devoted to adult material; or~~  
17 ~~[Ord. 2005-051] [Ord. 2009-040]~~

18 ~~2) More than 30 percent of the stock in trade consists of adult material. [Ord. 2005-051]~~  
19 ~~[Ord. 2009-040]~~

20 ~~c. **Adult Booth**—a small enclosed or partitioned area inside an adult entertainment~~  
21 ~~establishment which is: (1) designed or used for the viewing of adult material by one or~~  
22 ~~more persons and (2) is accessible to any person, regardless of whether a fee is charged~~  
23 ~~for access. The term "adult booth" includes, but is not limited to, a "peep show" booth, or~~  
24 ~~other booth used to view adult material. The term "adult booth" does not include a foyer~~  
25 ~~through which any person can enter or exit the establishment, or a restroom. [Ord. 2009-~~  
26 ~~040]~~

27 ~~d. **Adult Dancing Establishment**—an establishment selling, serving or allowing~~  
28 ~~consumption of alcoholic beverages, where employees display or expose specified~~  
29 ~~anatomical areas to others regardless of whether the employees actually engage in~~  
30 ~~dancing. [Ord. 2009-040]~~

31 ~~e. **Adult Entertainment**—~~

32 ~~1) Any adult arcade, adult theater, adult bookstore/adult video store, adult motel, or~~  
33 ~~adult dancing establishment; or any establishment or business operated for~~  
34 ~~commercial gain where any employee, operator or owner exposes his/her specified~~  
35 ~~anatomical area for viewing by patrons, including but not limited to: massage~~  
36 ~~establishments whether or not licensed pursuant to F.S. Chapter 480, tanning salon,~~  
37 ~~modeling studio, or lingerie studio. [Ord. 2009-040]~~

38 ~~2) Excluded from this definition are any educational institutions where the exposure of~~  
39 ~~the specified anatomical area is associated with a curriculum or program. [Ord.~~  
40 ~~2009-040]~~

41 ~~3) An establishment that possesses an adult entertainment license is presumed to be~~  
42 ~~an adult entertainment establishment. [Ord. 2009-040]~~

43 ~~f. **Adult Entertainment Establishment**—any adult arcade, adult theater, adult~~  
44 ~~bookstore/adult video store, adult motel, or adult dancing establishment; or any~~  
45 ~~establishment or business operated for commercial gain where any employee, operator~~  
46 ~~or owner exposes his/her specified anatomical area for viewing by patrons, including but~~  
47 ~~not limited to: massage establishments whether or not licensed pursuant to F.S. §480,~~  
48 ~~tanning salon, modeling studio, or lingerie studio. [Ord. 2009-040]~~

49 ~~g. **Adult Material**—any one or more of the following, regardless of whether it is new or~~  
50 ~~used: [Ord. 2009-040]~~

51 ~~1) Books, magazines, periodicals or other printed matter; photographs, films, motion~~  
52 ~~pictures, video cassettes, slides, or other visual representations; recordings, other~~  
53 ~~audio matter; and novelties or devices; which have as their primary or dominant~~  
54 ~~theme subject matter depicting, exhibiting, illustrating, describing or relating to~~  
55 ~~specified sexual activities or specified anatomical areas; or; [Ord. 2009-040]~~

56 ~~2) Instruments, novelties, devices, or paraphernalia which are designed for use in~~  
57 ~~connection with specified sexual activities. [Ord. 2009-040]~~

58 ~~h. **Adult Motel**—a hotel, motel or similar commercial establishment which offers~~  
59 ~~accommodations to the public for any form of consideration; provides patrons with~~  
60 ~~closed circuit television transmissions, films, motion pictures, video cassettes, slides, or~~  
61 ~~other photographic reproductions which are characterized by the depiction or description~~  
62 ~~of "specified sexual activities" or "specified anatomical areas;" and has a sign visible from~~  
63 ~~the public streets which advertises the availability of this adult type of photographic~~  
64 ~~reproductions. [Ord. 2009-040]~~

Notes:

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT A

ARTICLE 1, GENERAL PROVISIONS  
SUMMARY OF AMENDMENTS  
(Updated 11/21/16)

- 1 ~~i. **Adult Theater** — an establishment operated for commercial gain which consists of an~~
- 2 ~~enclosed building, or a portion or part thereof or an open-air area used for viewing of~~
- 3 ~~adult material. "Adult motels," "adult arcade," "adult booth" and "adult motion picture~~
- 4 ~~theater" are included within the definition of "adult theater". An establishment which has~~
- 5 ~~"adult booths" is considered to be an "adult theater". [Ord. 2009-040]~~
- 6 ~~j. **Commercial Gain** — operated for pecuniary gain, which shall be presumed for any~~
- 7 ~~establishment which has received a business tax receipt. For the purpose of this Code,~~
- 8 ~~commercial or pecuniary gain shall not depend on actual profit or loss. [Ord. 2007-013]~~
- 9 ~~[Ord. 2009-040]~~
- 10 ~~k. **Educational Institution** — premises or site within a municipality or within the~~
- 11 ~~unincorporated area of PBC upon which there is a governmentally licensed child care~~
- 12 ~~facility for six or more children or elementary or secondary (K-12) school, attended in~~
- 13 ~~whole or in part by persons under 18 years of age. [Ord. 2009-040]~~
- 14 ~~l. **Employee** — Any person who works, performs, or exposes his/her specified anatomical~~
- 15 ~~areas in an establishment, irrespective of whether said person is paid a salary or wages~~
- 16 ~~by the owner or manager of the business, establishment, or premises. "Employee" shall~~
- 17 ~~include any person who pays any form of consideration to an owner or manager of an~~
- 18 ~~establishment, for the privilege to work performing or exposing his/her specified~~
- 19 ~~anatomical areas within the establishment. [Ord. 2009-040]~~
- 20 ~~m. **Person** — includes an individual(s), firm(s), association(s), joint ventures(s),~~
- 21 ~~partnership(s), estate(s), trust(s), business trust(s), syndicate(s), fiduciary(ies),~~
- 22 ~~corporation(s), and all other or any other similar entity. [Ord. 2009-040]~~
- 23 ~~n. **Religious Activities** — any daily, weekly, or periodic activity associated with or that~~
- 24 ~~occurs at a religious institution. [Ord. 2009-040]~~
- 25 ~~o. **Religious Institution** — a premises or site which is used primarily or exclusively for~~
- 26 ~~religious worship and related religious ecclesiastical or denominational organization or~~
- 27 ~~established place of worship, retreat, site, camp or similar facilities owned or operated by~~
- 28 ~~a bona fide religious group for religious activities shall be considered a religious~~
- 29 ~~institution. [Ord. 2009-040]~~
- 30 ~~p. **Residential Zoning District** — Includes the following zoning districts which have not been~~
- 31 ~~designated in the comprehensive plan as commercial or industrial: [Ord. 2009-040]~~
- 32 ~~1) RE Residential Estate. [Ord. 2009-040]~~
- 33 ~~2) RT Residential Transitional. [Ord. 2009-040]~~
- 34 ~~3) RS Single Family Residential. [Ord. 2009-040]~~
- 35 ~~4) RM Multiple Family Residential (Medium Density). [Ord. 2009-040]~~
- 36 ~~5) TND Traditional Neighborhood Development. [Ord. 2009-040]~~
- 37 ~~6) PUD Planned Unit Development. [Ord. 2009-040]~~
- 38 ~~q. **Specified Anatomical Areas** — less than completely and opaquely covered: [Ord. 2009-~~
- 39 ~~040]~~
- 40 ~~1) Human genitals and pubic region; or [Ord. 2009-040]~~
- 41 ~~2) the opening between the human buttocks, i.e., the anal cleft; [Ord. 2009-040]~~
- 42 ~~3) that portion of the human female breast encompassed within an area falling below~~
- 43 ~~the horizontal line one would have to draw to intersect a point immediately above the~~
- 44 ~~top of the areola (the colored ring around the nipple); this definition shall include the~~
- 45 ~~entire lower portion of the female breast, but shall not include any portion of the~~
- 46 ~~cleavage of the human female breast exhibited by a dress, blouse, shirt, leotard,~~
- 47 ~~bathing suit, or other wearing apparel, provided the areola is not so exposed; or~~
- 48 ~~[Ord. 2009-040]~~
- 49 ~~4) human male genitals in a discernibly turgid state, even if completely and opaquely~~
- 50 ~~covered. [Ord. 2009-040]~~
- 51 ~~r. **Specified Sexual Activities** —~~
- 52 ~~1) Human genitals in a state of sexual stimulations, arousal, or tumescence; [Ord.~~
- 53 ~~2009-040]~~
- 54 ~~2) acts of human anilingus, bestiality, buggery, cunnilingus, coprophagy, coprophilia,~~
- 55 ~~fellation, flagellation, masochism, masturbation, necrophilia, pederasty, pedophilia,~~
- 56 ~~sadism, sadomasochism, sexual intercourse, or sodomy; [Ord. 2009-040]~~
- 57 ~~3) fondling or other erotic touching of human genitals, pubic region, buttock, anus, or~~
- 58 ~~female breast; or [Ord. 2009-040]~~
- 59 ~~4) excretory functions as part of or in connection with any of the activities set forth in~~
- 60 ~~subsections of Art. 4.B.1.A.2.b.17)-18), Specified Anatomical Areas and Specified~~
- 61 ~~Sexual Activities. [Ord. 2009-040]~~
- 62 ~~....~~
- 63
- 64 ~~40. **Agricultural Excavation** — approval process for agricultural excavation is administered by~~
- 65 ~~ERM and PZB. Agricultural excavation in the WCAA are administered by ERM. Application~~
- 66 ~~procedures and requirements are in Art. 4.D.5.A, Agricultural Excavations.~~

Notes:

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT A

ARTICLE 1, GENERAL PROVISIONS  
SUMMARY OF AMENDMENTS  
(Updated 11/21/16)

- 1 ~~41. **Agriculture, Bona Fide**—any plot of land where the principal use consists of the growing,~~
- 2 ~~cultivating and harvesting of crops; the raising of animals, inclusive of aviculture, aquaculture,~~
- 3 ~~horses and livestock; the production of animal products such as eggs, honey or dairy~~
- 4 ~~products; or the raising of plant material. [Ord. 2009-040] [Ord. 2013-021]~~
- 5 ~~....~~
- 6 ~~43. **Agriculture, Light Manufacturing** - an accessory agricultural use for the manufacturing of~~
- 7 ~~products related to agricultural operations, such as fencing, pallets, crates, or containers.~~
- 8 ~~Product components are predominantly assembled from previously prepared materials or~~
- 9 ~~finished parts. Manufacturing includes processing, fabrication, assembly, treatment, and~~
- 10 ~~packaging of such products, and accessory storage and distribution, but excludes heavy~~
- 11 ~~industrial processing or manufacturing.~~
- 12 ~~44. **Agriculture, Packing Plant** — A facility used for the packing of produce not necessarily~~
- 13 ~~grown on site. Activities may also include canning, dehydration, washing, cutting, or basic~~
- 14 ~~preparation of raw produce prior to shipment. [Ord. 2005-002] [Ord. 2012-027]~~
- 15 ~~45. **Agriculture, Research and Development** - the use of land or buildings for agriculture~~
- 16 ~~research and the cultivation of new agricultural products.~~
- 17 ~~46. **Agriculture, Sales and Service**— an establishment primarily engaged in the sale or rental of~~
- 18 ~~farm tools, small implements and farming equipment such as pickers and mowers; sale of~~
- 19 ~~livestock, feed, grain, tack, riding attire, animal care products, and farm supplies.~~
- 20 ~~47. **Agriculture, Storage**— the storage of equipment or products accessory or incidental to a~~
- 21 ~~principal agriculture use.~~
- 22 ~~48. **Agriculture, Transshipment**— a facility engaged in the transferring of agricultural products~~
- 23 ~~between two modes of transport, such as from a truck to a railroad car or from local vehicles~~
- 24 ~~to long-haul trucks.~~
- 25 ~~49. **Agriculture Marketplace** - A use that is accessory, incidental and subordinate, to a bona-~~
- 26 ~~fide agricultural use in the AGR Tier, conducted to allow for the sale of agricultural products~~
- 27 ~~or enhanced opportunities for visitors, which generates income for the owner or operator of~~
- 28 ~~the bona-fide agricultural use, adding economic viability to farming operations. [Ord. 2012-~~
- 29 ~~027]~~
- 30 ~~50. **Air Curtain Incinerator**— a combustion device used to burn trees and brush.~~
- 31 ~~....~~
- 32 ~~59. **Airport, Landing Strip or Helipad**—any public or privately owned or operated facility~~
- 33 ~~designed to accommodate landing or take-off operations of aircraft.~~
- 34 ~~....~~

**Reason for amendments:** [Zoning] Ambulatory Surgical Center definition is proposed to clarify typical uses related to Medical or Dental Office.

- 35 ~~68. **Ambulatory Surgical Center** - An establishment primarily providing elective surgical care, in~~
- 36 ~~which the patient is admitted to and discharged within the same working day and is not~~
- 37 ~~permitted to stay overnight; and which is not part of a hospital.~~
- 38 ~~....~~
- 39 ~~71. **Antenna**— a transmitting and/or receiving device used for AM/FM radio, television,~~
- 40 ~~microwave, telephone, cellular, personal wireless services, and related forms of electronic~~
- 41 ~~communications. This excludes amateur radio antennas and satellite dishes. [Relocated to~~
- 42 ~~Art. 5.B.1.A.12, Communication Antennas]~~
- 43 ~~....~~
- 44 ~~89. **Arena, Auditorium or Stadium**— for the purposes of Art. 4, an open, partially or fully~~
- 45 ~~enclosed facility primarily used or intended for commercial spectator sports or entertainment.~~
- 46 ~~Typical uses include convention and exhibition halls, large conference centers, sports arenas,~~
- 47 ~~jai alai frontons, amphitheaters and racetracks.~~
- 48 ~~....~~

**Reason for amendments:** [Zoning]  
Asphalt and Concrete Plant will be consolidated with Heavy Industry as these two uses have similar characteristics.

- 49 ~~....~~
- 50 ~~95. **Asphalt or Concrete Plant**— an establishment engaged in the manufacture, mixing or~~
- 51 ~~batching of asphalt, asphaltic cement, cement or concrete products.~~
- 52 ~~....~~
- 53 ~~96. **Assembly, Nonprofit Institutional**— a site or facility open to the public, owned or operated~~
- 54 ~~by a not-for-profit organization for social, educational or recreational purposes. Typical uses~~
- 55 ~~include museums, cultural centers, recreational facilities, botanical gardens and community~~
- 56 ~~services such as after school care or tutorial services, medical services, and employment~~
- 57 ~~services.~~
- 58 ~~97. **Assembly, Nonprofit Membership**— a site or facility owned or operated by a not-for-profit~~
- 59 ~~organization for social, education or recreational purposes where paid membership is~~
- 60 ~~required. Typical uses include fraternal or cultural organizations and union halls.~~
- 61 ~~....~~

**Notes:**  
Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be **deleted**.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT A

ARTICLE 1, GENERAL PROVISIONS  
SUMMARY OF AMENDMENTS  
(Updated 11/21/16)

~~102. Auction~~ – for the purposes of Art. 4, an establishment engaged in the sale of merchandise to the highest bidder in an enclosed building or outdoor [Ord. 2009-040]

~~a. Auction, Enclosed~~ – an auction with all of the activity, display and sale of merchandise occurring within an enclosed building. [Ord. 2009-040]

~~b. Auction, Outdoor~~ – an auction with all or a portion of the activity, display and sale of merchandise occurring outdoors. [Ord. 2009-040]

....  
~~104. Automated Teller Machines, Freestanding~~ – a freestanding structure containing ATMs operated by one or more financial institutions, remotely located from a fully staffed branch of the same financial institution. [Ord. 2013-021]

~~105. Auto Paint and Body Shop~~ – an establishment engaged in the painting of motor vehicles or performance of major external repairs of a non-mechanical nature.

~~106. Auto Service Station~~ – an establishment primarily engaged in the retail sale of gasoline or motor fuels, including accessory activities such as the sale of vehicle accessories or supplies, the lubrication of motor vehicles, the minor adjustment or minor repair of motor vehicles, the sale of convenience food items, or an accessory restaurant. [Ord. 2011-016]

....  
~~108. Aviculture~~ – the raising and care of birds in captivity.

**B. Terms defined herein or referenced Article shall have the following meanings:**

....  
~~14. Bed and Breakfast~~ – an owner-occupied single family dwelling that offers lodging and breakfast only to paying guests.

....  
~~43. Bona Fide Agriculture~~ – see Agriculture, Bona Fide.

....  
~~49. Broadcast Studio~~ – an establishment primarily engaged in broadcasting visual or aural programs by radio or television to the public including cable and other television services. May also produce taped television or radio program materials. Included are commercial, religious, educational, and entertainment based television and radio stations.

....  
~~67. Building Supplies~~ –

~~a. Retail~~ – an establishment engaged in the retail sale of building supplies and home improvement products.

~~b. Wholesale~~ – an establishment engaged in the sale or fabrication and allied products to contractors for the construction, maintenance, repair and improvement of real property.

....  
~~75. Butcher Shop, Wholesale~~ – an establishment engaged in the cutting, packaging and shipping of meat, such as beef, pork, poultry and fish, for general wholesale.

**C. Terms defined herein or referenced Article shall have the following meanings:**

~~1. Camouflage Tower~~ – a tower or structure, which is incorporated into and is compatible with existing or proposed uses on site (i.e., antenna incorporated into site lighting at a park or incorporated into an electrical distribution center). [Relocated to Art. 4.B.9.C.2.a, Definition]

~~2. Campground~~ – a parcel of land used for a temporary camping and recreational uses and not as permanent living quarters. May be wholly supported by a building or may be wholly or partially supported by columns, poles, or braces extending from the ground, free of enclosed walls.

....  
~~17. Car Wash~~ – a permanent establishment engaged in washing or detailing motor vehicles which may use production line methods with a conveyor, blower, or other mechanical devices, and which may employ some hand labor. Detailing includes hand washing and waxing, striping, and interior cleaning.

....  
~~20. Catering Service~~ – an establishment where food and beverages are prepared and delivered for consumption off the premises. A catering service may also provide personnel, serving equipment, and decorations.

~~21. Cemetery~~ – land used or intended to be used for human or animal interment. A cemetery may include an office, chapel, mausoleum, or columbarium. [Ord. 2013-001]

**Reason for amendments:**

- 1. Introduce definition of Chapel to clarify the use is not the same as a Place of Worship and clarify that the use may be considered accessory, incidental and subordinate, subject to the limitations applicable to any accessory use.

....  
~~28. Chapel~~ - For the purposes of Art. 4, Use Regulations, means a use other than a Place of Worship, for religious fellowship, prayer or worship as an accessory use to a non-religious

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT A

ARTICLE 1, GENERAL PROVISIONS
SUMMARY OF AMENDMENTS
(Updated 11/21/16)

- 1 institution or use, such as a College or University, Hospital, Prison, Funeral Home, Airport,
2 and Cemetery.
3 ....
4 40. College or University an institution of higher learning offering undergraduate or graduate
5 degrees, and including the buildings required for educational or support services, such as
6 classrooms, laboratories, dormitories and the like.
7 ....
8 49. Communication Tower, Commercial for the purposes of Art. 4.C, any tower whose
9 principal use is to facilitate transmissions for AM/FM radio, television, microwave, cellular,
10 digital, personal communication services, enhanced specialized radio, and related
11 communication services. Towers located on school sites and utilized for educational
12 purposes only, pursuant to F.S. Chapter 1013.18, shall not be considered commercial
13 communication towers.
14 50. Communication Tower, Monopole see Monopole tower.
15 ....
16 52. Community Vegetable Garden a plot of land used primarily as a vegetable garden which
17 is cultivated and harvested by a group of residents from the surrounding area.
18 ....
19 62. Composting Facility a facility designed and used for transforming food, yard waste and
20 other organic material into soil or fertilizer through biological decomposition. This use does
21 not include backyard composting bins serving individual families.
22 ....
23 86. Congregate Living Facility this term includes assisted living facilities; extended
24 congregate care facilities, transitional living facilities, community residential homes,
25 community transitional residences; rehabilitative home care services, boarding home, or
26 home for the aged or any other residential structure, whether or not operated for profit, which
27 undertakes for a period exceeding 24 hours: care, housing, food service, and one or more
28 personal services for persons not related to the owner or administrator by blood or marriage.
29 In addition, this term shall include other residential uses such as dormitories, group homes
30 with a central dining facility, and similar bed-based uses.
31 ....

Reason for Amendment: [Zoning]
[Zoning] Introduce a new definition for "Construction and Demolition Debris" to better clarify what specific materials can be received in a Recycling Plant. According to the PBC Solid Waste Management Plan, mixing of Construction and Demolition Debris with other types of solid waste will classify the waste as something else. This definition is consistent with State Statute 403.703, Environmental Control, the Department of Environmental Protection Solid Waste Facilities Chapter 62-701 and the Integrated Solid Waste Management Plan of the Palm Beach County Solid Waste Authority

- 32
33 92. Construction and Demolition Debris for the purposes of Article 4.B.5.C.10, Recycling
34 Plant, Construction and Demolition Debris means discarded solid materials that are not water
35 soluble and not hazardous, including, but not limited to: steel, glass, brick, concrete, asphalt
36 roofing material, pipe, gypsum wallboard, lumber. It also includes rocks and soils from
37 construction, renovation or demolition of a structure or a site; and, trees or vegetative
38 material from land clearing.
39 ....
40 97. Contractor Storage Yard a lot used for the storage of construction material, equipment, or
41 three or more commercial vehicles used by building trades and services, other than
42 construction sites.
43 ....
44 101. Convenience Store an establishment engaged in the retail sale of food, beverages, and
45 other frequently or recurrently needed items for household use or consumption. [Ord. 2011-
46 016]
47 102. Convenience Store with Gas Sales an establishment engaged in the retail sale of food,
48 beverages, and other frequently or recurrently needed items for household use or
49 consumption, and includes retail sales of motor fuels to the general public. [Ord. 2011-016]
50 ....
51 113. Crematory a facility used for the incineration of human or animal remains, excluding
52 activities related to funeral homes. [Ord. 2013-001]
53 ....
54 D. Terms defined herein or referenced Article shall have the following meanings:
55 ....
56 3. Data and Information Processing the use of an establishment for business offices of an
57 industrial nature, including corporate centers, mail processing and telemarketing centers.
58 Such uses are not frequented by the general public.

Notes:
Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].
Stricken indicates text to be deleted.
Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT A

ARTICLE 1, GENERAL PROVISIONS
SUMMARY OF AMENDMENTS
(Updated 11/21/16)

- 4. Day Camp - an establishment which provides care, protection and programmed activities for children five years of age and older for a period of less than 24 hours per day. This use shall not operate as a day care as defined and regulated by the Department of Children and Family Services.
5. Day Care - An establishment that provides care, protection and supervision for children when licensed by the Palm Beach County Health Department, or for adults when licensed by the Agency for Health Care Administration (AHCA), as specified below: [Ord. 2011-016]
a. General - A Day Care for 21 or more children or adults for a period of less than 24 hours per day on a regular basis. [Ord. 2011-016]
b. Limited - A Day Care for six to 20 children, or three to 20 adults, for a period of less than 13 hours per day on a regular basis. Limited day care does not include nighttime or overnight care. [Ord. 2011-016]
c. Family Day Care Home - An occupied residence in which custodial care is rendered to one to six children, inclusive, and for which the owner or operator receives a payment, fee, or grant for any of the children receiving care, whether or not operating for profit, shall be permitted by right in Residential Zoning districts, in accordance with F.S. § 125.0109, and exempt from any standards other than those applicable to residential uses. [Ord. 2011-016]
d. Large Family Child Care Home (LFCCH) - An occupied single family residence in which custodial care is regularly provided for up to 12 children, and for which the owner or operator receives a payment, fee, or grant for any of the children receiving care, whether or not operated for profit, and has at least two full-time child care personnel on the premises during the hours of operation. One of the full-time child care personnel must be the owner or occupant of the residence. [Ord. 2011-016]
6. Day Labor - an establishment engaged in providing temporary day or manual labor service for the construction, maintenance, agricultural or industrial trades.

Reason for amendments: [Zoning] The consolidated Use Matrix does not longer reflect Requested Uses which is the terminology used for public hearing approvals through the Board of County Commissioners (BCC) applicable to Planned Development Districts (PDDs) and Traditional Development Districts (TDDs). The Public Hearing approval process terminology is Conditional Use, Class A for BCC approval and Class B for Zoning Commission approval as reflected on the use matrices in Art. 4, Use Regulations.

- 33. Development Permit - includes any building permits, zoning permits such as Rezoning, Conditional/Requested Uses, Development Order Amendments, DRO/Administrative approvals, Special Permits, Deviations, Waivers, Variances, Subdivisions or any other official action of PBC having the effect of permitting the development of land or the specific use of land. [Ord. 2010-022]
43. Dispatching Office - an establishment providing services off-site to households and businesses using land-based communication. Typical uses include janitorial services, pest control services, taxi, limousine, and ambulance services.
50. Dog Daycare - an establishment which provides daytime care and training for domestic dogs.

E. Terms defined herein or referenced Article shall have the following meanings:

- 12. Electric Power Facilities - Any electric generating facility that uses any process or fuel and includes any associated facility that directly supports the operation of the electrical power facility. [Ord. 2006-004] [2009-040] [Ord. 2010-005]
13. Electric Transmission Facility - Mechanical equipment associated with electric transmission networks, including transmission voltage facilities or switching substations, and electrical distribution substations that exceed the standards of Art 4.B.1.A.134.a.1), Residential Districts and 2) Non-residential Districts. [Ord. 2006-004]
24. Entertainment, Indoor - An establishment offering games of skill to the general public for a fee or charge and wholly enclosed in a building. Typical uses include bowling alleys, bingo parlors, pool halls, billiard parlors and video game arcades. An internet cafe shall not be considered an indoor entertainment use. [Ord. 2005-002] [Ord. 2012-007]
25. Entertainment, Outdoor - An establishment offering entertainment or games of skill to the general public where any portion of the activity takes place in the open, excluding golf courses and public parks. Typical uses include archery ranges, athletic fields, batting cages, golf driving ranges, water skiing facilities, tennis courts, go-cart tracks, miniature golf courses, paintball fields, jet skiing, and wind surfing. [Ord. 2005-002]

Notes:
Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].
Stricken indicates text to be deleted.
Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT A

ARTICLE 1, GENERAL PROVISIONS
SUMMARY OF AMENDMENTS
(Updated 11/21/16)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62

...
32. ~~Equestrian Arena, Commercial~~ an establishment engaged in commercial spectator activities involving equestrian events, but excluding any establishment engaged in gaming, pari-mutual wagering, off-track betting, events or activities held or broadcast for similar purposes.

...
38. **Excavate or Excavation** - For the purposes of Art. 4.B.10, the extraction of minerals from the earth necessary to (1) construct a ~~s~~Single ~~f~~Family dwelling; or (2) support bona-fide agricultural production operations; or (3) to implement a final site development plan; or (4) any act wherein the earth is cut into, dug, quarried, uncovered, removed, displaced, or deliberately disturbed to create a temporary or permanent body of water, including the conditions resulting there from. Excavation excludes agricultural plowing, site grading, dry retention/detention, demucking and canal dredging in preparation for construction.

39. **Excavation**- For the purposes of Art. 14.A, displacement of soil or sand by the processes not limited to digging, dredging, scooping, or hollowing out.

Reason for Amendment: [Zoning]
Establish definition for Equestrian Waste based on existing ULDC definition for Livestock Waste, which was based upon applicable Florida laws, in support of new Equestrian Waster Management Facility.

33. **Equestrian Use** - use of land for boarding, breeding, training, riding, showing or raising horses, ponies, mules or donkeys.

34. Equestrian Waste - for the purposes of Equestrian Waste Management Facility, waste composed of the excreta of horses and residual organic materials that have been used for bedding, sanitary, or feeding purposes for horses.

...
36. ~~Estate Kitchen~~ an accessory use which is physically integrated with the main residence.

F. Terms defined herein or referenced Article shall have the following meanings:

...
3. ~~Farm Residence~~ a dwelling unit, other than a mobile home, located on a parcel of land used for a bona fide agricultural use and occupied by the owner or operator of the farm operation.

4. ~~Farm Workers Quarters~~ one or more residential structures occupied by farm workers who provide labor in conjunction with agricultural operations.

5. ~~Farmers Market~~ an establishment for the wholesale sale of farm produce.

6. ~~Farrier~~ one that shoes horses. May be accessory to a blacksmith, farm, equestrian facility, or is mobile and shoes the horses on-site.

...
15. ~~Film Production Studio~~ the use of a lot or building for the production of films or videotapes for exhibition or sale.

...
17. ~~Financial Institution~~ an establishment engaged in deposit banking. Typical uses include commercial banks, savings institutions, and credit unions, including outdoor automated teller machines and drive-thru only facilities. [Ord. 2013-021]

...
22. ~~Fitness Center~~ an enclosed building or structure containing multi-use facilities for conducting recreational activities such as aerobic exercises, weight lifting, running, swimming, racquetball, handball, and squash. This use also includes dance studios and karate schools. A fitness center may also include the following customary accessory activities as long as they are intended for the use of the members of the center and not for the general public: babysitting, food service, and the serving of alcoholic beverages consumed on the premises.

...
29. ~~Flea Market, Enclosed~~ for the purposes of Art. 4.B, a retail sales within a building permanently enclosed by walls and roof in which floor space is rented to individual merchants to display and sell goods.

30. ~~Flea Market, Open~~ for the purposes of Art. 4.B, an outdoor retail sales area in which parcels of land are rented to individual merchants to display and sell goods.

...
63. ~~Funeral Home~~ an establishment which arranges and manages funerals and prepares human or animal remains for interment, excluding cremation. [Ord. 2013-001]

G. Terms defined herein or referenced in this Article shall have the following meanings:

...
2. ~~Garage Sale~~ the sale of household articles by the occupants of a dwelling unit.

Notes:
Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].
Stricken indicates text to be deleted.
Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].
... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT A

ARTICLE 1, GENERAL PROVISIONS  
SUMMARY OF AMENDMENTS  
(Updated 11/21/16)

- ~~3. **Garden Trash** — waste consisting of accumulation of leaves, grass, shrubbery, vines and trees, or parts thereof.~~
- ~~4. **Gas and Fuel, Retail** — an establishment engaged in the sale of motor fuels to the general public. [Ord. 2011-016]~~
- ~~5. **Gas and Fuel, Wholesale** — the use of land for bulk storage and wholesale distribution of 2,500 gallons or more of flammable liquid, or 2,000 gallons water capacity or more of flammable gas, excluding below ground storage which is clearly accessory to the principal use on the site.~~
- ....
- ~~11. **Golf Course** — a facility providing a golf recreation area designed for executive or regulation play along with accessory support facilities, excluding miniature golf.~~
- ....
- ~~13. **Government Services** — buildings or facilities owned or operated by a government entity and providing services for the public, excluding utility and recreational services. Typical uses include administrative offices for government agencies, public libraries, police, and fire stations, and homeless resource centers. [Ord. 2009-040] [Relocated to Typical Uses below]~~
- ....
- ~~19. **Green Market** — a temporary gathering of vendors for the purpose of selling fresh unprocessed fruit, vegetables, flowers, and consumable items such as coffee, bread and prepared food on a retail basis.~~
- ....
- ~~35. **Guest Cottage** — accessory sleeping quarters provided for non-paying guests by the occupant of a single family or ZLL dwelling unit.~~
- ~~36. **Gun Club, Enclosed** — an open or enclosed facility used for the discharge of firearms or projectiles at targets. [Ord. 2014-025]~~
- ~~37. **Guyed Tower** — a structure that is supported either partially or completely by guy wires and ground anchors. [Relocated to Art. 4.B.9.C.5.a, Definition]~~

H. Terms defined herein or referenced in this Article shall have the following meanings:

- ....
- ~~10. **Heavy Industry** — an establishment engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage of, or manufacturing processes utilizing flammable, hazardous, or explosive materials, or processes which potentially involve hazardous or commonly recognized offensive conditions. Typical uses include manufacturing and warehousing of chemicals, dry ice, fertilizers, fireworks and explosives, pulp and paper products, and radioactive materials; fat rendering plants; slaughterhouses and tanneries; steel works; and petroleum refineries.~~
- ....
- ~~23. **Home Occupation** — a business, profession, occupation, trade, artisan, or handcraft conducted in a dwelling unit for commercial gain by a resident of the unit. A home occupation shall not include those businesses which are required by State of Florida agencies to be open to the public. [Ord. 2009-040]~~
- ....
- ~~25. **Homeless Resource Center** — A facility that provides multiple services for the homeless population. Typical services include: counseling, kitchen and dining facilities, medical and dental outpatient facilities, temporary housing, intake, social services, employment services, and administrative offices. [Ord. 2009-040]~~
- ....
- ~~28. **Hospital or Medical Center** — a facility licensed by the State of Florida which maintains and operates organized facilities for medical or surgical diagnosis, overnight and outpatient care, and treatment of human illness. A hospital is distinguished from a medical center by the provision of overnight care.~~
- ~~29. **Hotel or Motel** — an establishment requiring a license by the State of Florida used, maintained or advertised as a place where furnished sleeping accommodations are supplied for short term rent to guests or tenants. Typical uses include hotels, motels, single room occupancy (SROs) and rooming and boarding houses.~~

K. Terms defined herein or referenced Article shall have the following meanings:

- ....
- ~~2. **Kenel, Commercial**— Type II: a commercial establishment, including any building or land, used for the raising, boarding, breeding, sale, or grooming of domesticated animals (e.g. dogs and cats), not necessarily owned by the occupants of the premises, for profit.; and, Type III: A commercial establishment operated entirely within an enclosed building used for the boarding, sale, or grooming of domesticated animals (e.g. dogs and cats), not owned by the occupants of the premises, for profit. [Ord. 2006-036]~~

Notes:

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT A

ARTICLE 1, GENERAL PROVISIONS
SUMMARY OF AMENDMENTS
(Updated 11/21/16)

3. ~~Kenel, Type I (Private)~~ any building or land used, designed or arranged to facilitate the non-commercial care of domestic animals, such as dogs and cats (excluding horses or livestock), owned by the occupants of the premises. [Ord. 2006-036] [Ord. 2013-001]

4. ~~Kiosk~~ a freestanding outdoor unmanned structure which offers products for sale.

L. Terms defined herein or referenced Article shall have the following meanings:

2. ~~Laboratory, Industrial Research~~ an establishment engaged in industrial, scientific or medical research, testing, and analysis, including support services and structures. Typical uses include natural science/manufacturing research facilities and product testing/quality control facilities.

17. ~~Landscape Service~~ an establishment engaged in the provision of landscape maintenance or installation services, such as lawn mowing, tree, shrub or hedge trimming, leaf blowing, landscape design, and landscape installation.

23. ~~Laundry Service~~ for the purposes of Art. 4, an establishment that provides washing, drying, dry cleaning, or ironing machines for hire to be used by customers on the premises, or that is engaged in providing laundry and dry cleaning services with customer drop-off and pick-up.

71. ~~Lounge, Cocktail~~ for the purposes of Art. 4, a use engaged in the preparation and retail sale of alcoholic beverages for consumption on the premises, including taverns, bars, nightclubs, and similar uses other than restaurants or alcohol sales for off-premises consumption. A cocktail lounge is distinct from a restaurant that sells alcohol when the establishment cannot qualify for a "Consumption on Premises, Special Restaurant Exemption" pursuant to the State Beverage Law.

M. Terms defined herein or referenced in this Article shall have the following meanings:

Table with 3 rows and 1 column. Reason for amendments: [Zoning]
1. Expand definition of manufactured building to provide consistency with the definition contained in the State Statute 553, Building Construction Standards. The revised definition includes residential, commercial, institutional, and industrial structures that are built under the standards of the Florida Building Code.
2. Clarify mobile home definition to differentiate between structure and dwelling unit as the terminology has been used interchangeably in the Code. Mobile home structure relates to non-density related uses such as Caretaker Quarters, Accessory to Bona Fide Agriculture and Farm Workers Quarters, temporary construction of Single Family, or, office. Mobile Home Dwelling is a principal residential use counted as density and permitted only in Mobile Home Park Development (MHPD) Districts or within an existing approved mobile home park. Mobile Home is a residential unit constructed to standards promulgated by the United States Department of Housing and Urban Development.
3. Delete duplicated definition of Mobile Home Subdivision which applies to articles 4, Use Regulations and 11, Subdivision, Platting and Required Improvements.

1. ~~Machine or Welding Shop~~ for the purposes of Art. 4, a workshop where machines, machine parts, or other metal products are fabricated. Typical uses include machine shops, welding shops and sheet metal shops.

11. Manufactured Building

- a. A closed structure, building assembly, or system of subassemblies, which may include structural, electrical, plumbing, heating, ventilating, or other service systems manufactured with or without other specified components, as a finished building or as part of a finished building, constructed in conformance with and certified pursuant to the requirements of Chapter 553, Florida Statutes, as may be amended, which shall include, but not be limited to, Residential Manufactured Buildings (aka Modular Homes), commercial, institutional, storage, and industrial structures, is used as a dwelling unit or residence or office. This definition does not apply to mobile homes. Manufactured building may also mean, at the option of the manufacturer, any dwelling unit or residence of open construction made or assembled in manufacturing facilities away from the building site for installation, or assembly and installation, on the building site.
b. For the purposes of Articles 3 and 4, a Residential Manufactured Building (aka Modular Home) may also be considered a Mobile Home, where required by F.S. 553.382, Placement of Certain Housing. [Ord. 2012-027]

14. ~~Manufacturing and Processing~~ - for the purposes of Art. 4.B, an establishment engaged in the manufacture, predominantly from previously prepared materials, of finished products or

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].

Stricken indicates text to be deleted.

Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT A

ARTICLE 1, GENERAL PROVISIONS  
SUMMARY OF AMENDMENTS  
(Updated 11/21/16)

parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales and distribution of such products, but excluding heavy industrial processing. Typical uses include factories, large scale production, wholesale distribution, publishing and food processing.

....  
~~18. **Marine Facility** – a commercial facility related to boating. Typical uses include boat docks, marinas, boatyards, yacht clubs, charter boat operations, and boatels. Any marine facility with five or more slips shall comply with the Boat Facility Siting Plan of the Palm Beach County Manatee Protection Plan. [Ord. 2009-040]~~

....  
~~32. **Medical or Dental Office** – an establishment where patients, who are not lodged overnight, are admitted for examination or treatment by persons practicing any form of healing or health-building services whether such persons be medical doctors, chiropractors, osteopaths, chiropodists, naturopaths, optometrists, dentists, or any such profession, the practice of which is lawful in the State of Florida. A pain management clinic shall not be considered a medical or dental office. [Ord. 2010-009]~~

~~33. **Medical or Dental Laboratory** – a facility for the construction or repair of prosthetic devices or medical testing exclusively on the written work order of a licensed member of the dental or medical profession and not for the public.~~

....  
46. **Mobile Home**

a. **Structure** - A detached, transportable ~~single family dwelling unit structure~~, manufactured upon a chassis or undercarriage as an integral part thereof, without independent motive power, designed for long term occupancy ~~as a complete dwelling unit~~ and containing all conveniences and facilities, with plumbing and electrical connections provided for attachment to approved utility systems.

~~47b. **Mobile Home Dwelling** - for the purposes of Art. 3 or Art. 4, the use of a residential lot or a unit for one mobile home or manufactured home. [Ord. 2012-027]~~

~~47. **Mobile Home Dwelling** – for the purposes of Art. 3 or Art. 4, the use of a lot or a unit for one mobile home or manufactured home. [Ord. 2012-027]~~

~~48. **Mobile Home Subdivision** –~~

~~a. For the purposes of Art. 4, a subdivision of land for the sale of lots intended for the placement of mobile homes and which meets the requirements of Art. 11, Subdivision, Platting and Required Improvements.~~

~~b. For the purposes of Art. 11, a subdivision of land for the sale of lots intended for the placement of mobile homes and which meets the requirements of Art. 11, Subdivision, Platting and Required Improvements.~~

[Renumber Accordingly]

~~50. **Monopole Tower** – for the purposes of Art. 4, a structure that consists of a single pole supported by a permanent foundation. [Relocated to Art. 4.B.9.C.3.a, Definition]~~

~~51. **Monument Sales, Retail** – for the purposes of Art. 4, an establishment primarily engaged in the retail sale of monuments, such as headstones, footstones, markers, statues, obelisks, cornerstones, gargoyles and ledges, for placement on graves, including indoor or outdoor storage.~~

....  
~~55. **Multi-Family** – the use of a structure designed for two or more dwelling units which are attached, or the use of a lot for two or more dwelling units excluding mobile homes. Typical uses include apartments and residential condominiums. Multi-family uses are also subject standards in Art. 3, Overlays and Zoning Districts.~~

N. Terms defined herein or referenced Article shall have the following meanings:

....  
~~47. **Nursery, Retail** – for the purposes of Art. 4, the cultivation and retail sale of horticultural specialties such as flowers, shrubs, sod, and trees intended for ornamental or landscaping purposes.~~

~~48. **Nursery, Wholesale** – for the purposes of Art. 4, the cultivation and wholesale of horticultural specialties such as flowers, shrubs, sod, and trees intended for ornamental or landscaping purposes.~~

~~49. **Nursing or Convalescent Facility** – for the purposes of Art. 4, an establishment where care is offered or provided for three or more persons suffering from illness, other than a contagious disease, sociopathic or psychopathic behavior which is not of sufficient severity to require hospital attention, or for three or more persons requiring further institutional care after being discharged from a hospital, other than a mental hospital. Patients usually require domiciliary care in addition to nursing care.~~

Notes:

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [Relocated to: ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT A

ARTICLE 1, GENERAL PROVISIONS  
SUMMARY OF AMENDMENTS  
(Updated 11/21/16)

O. Terms defined herein or referenced Article shall have the following meanings:

....  
~~8. **Office, Business or Professional** – for the purposes of Art. 4, an establishment providing executive, management, administrative, or professional services, but not involving medical or dental services or the sale of merchandise, except as an incidental use. Typical uses include property and financial management firms, employment agencies (other than day labor), travel agencies, advertising agencies, secretarial and telephone services, contract post offices; professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions; and business offices of private companies, utility companies, public agencies, and trade associations.~~

**Reason for amendments:** [Zoning] To clarify that screening requirements for outdoor activities are not intended to apply to common business operations such as outdoor storage or loading bays and related activities. See also relocation and consolidation of standards for screening outdoor activities with Art. 5, Supplementary Use Standards for outdoor storage.

~~23. **Outdoor Activity** - for the purposes of Art. 5, Supplemental Use Standards, any functional operation associated with a use listed in Art. 4, Use Regulations, that takes place outside of an enclosed building. The term excludes Outdoor Storage and the loading or unloading of trucks at loading bays or docks.~~

[Renumber Accordingly]

P. Terms defined herein or referenced Article shall have the following meanings:

....  
~~10. **Park, Neighborhood Infill** – for the purposes of Art. 4, facilities usually less than two and one half acres located in the Revitalization and Redevelopment Overlay as designated by the BCC or in any residential neighborhood. Infill neighborhood parks include passive and active recreational facilities, are generally few in number due to size constraints and are developed according to the demands and character of the specific neighborhoods that they serve. Access is primarily pedestrian oriented with no support facilities such as parking lots or restrooms provided.~~

....  
~~12. **Park, Passive** – for the purposes of Art. 4, a public or private outdoor recreation area relying on a natural or man-made resource base and developed with a low intensity of impact on the land. Typical uses include trail systems, wildlife management and demonstration areas for historical, cultural, scientific, educational or other purposes that relate to the natural qualities of the area, and support facilities for such activities.~~

....  
~~14. **Park, Public** – for the purposes of Art. 4, a publicly owned or operated park or beach providing opportunities for active or passive recreational activities to the general public.~~

~~17. **Parking Garage/Structure**~~

- ~~a. for the purposes of Art. 4, a building or other structure that provides temporary parking for motor vehicles, for profit, where some or all of the parking spaces are not accessory to another principal use; [Ord. 2010-022]~~
- ~~b. a building or structure that provides parking for motor vehicles as an accessory use to a principal use. [Ord. 2010-022]~~

....  
~~19. **Parking Lot, Commercial** – for the purposes of Art. 4, a lot used for temporary parking or storage for motor vehicles as a principal use for a fee.~~

....  
~~29. **Pawnshop** – for the purposes of Art. 4, the location at which a pawnbroker, as defined in F.S. §539.001(2)(i), does business. Consignment activities are excluded from this definition.~~

....  
~~41. **Personal Services** – for the purposes of Art. 4, an establishment engaged in the provision of frequently or recurrently services of a personal nature: or the provision of informational, instructional, personal improvement or similar professional services which may involve limited accessory retail sale of products. Typical uses include art and music schools, beauty and barbershops, driving schools, licensed therapeutic massage studios, photography studios, and tanning salons.~~

....  
~~45. **Places of Assembly** - Includes Nonprofit Institutional Assembly, Nonprofit Membership Assembly, and Places of Worship. [Ord. 2006-004]~~

~~46. **Place of Worship** – A sanctuary which may include a retreat, convent, seminary or other similar use, owned or operated by a tax-exempt religious group that is used periodically, primarily or exclusively for religious worship, activities and related services. A place of~~

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT A

ARTICLE 1, GENERAL PROVISIONS  
SUMMARY OF AMENDMENTS  
(Updated 11/21/16)

~~worship may include collocated facilities that may require additional approval, such as a day care, school, cemetery, or CLF. [Ord. 2006-004]~~

~~70. **Potting Soil Manufacturing** – for the purposes of Art. 4, an establishment engaged in producing potting soil, including the use of incineration.~~

~~84. **Printing and Copying Services** – for the purposes of Art. 4, an establishment engaged in retail photocopy, reproduction, or blueprinting services.~~

~~90. **Produce Stand** – for the purposes of Art. 4, an establishment engaged in the retail sale of fruits, vegetables, flowers, containerized house plants and other agricultural food products, such as jelly, jam, honey and juice. The sale of grocery or convenience type foods or products shall not be permitted.~~

~~93. **Project Boundary** – For the purpose of Art. 4.B.1.A.106-2, Renewable Energy *Wind* Facility, *Wind* shall mean the limits of the approval for a *Wind* Energy *Wind* Facility located on multiple parcels, whether owned by the Wind Energy Facility operator or by leases with individual property owners, where the limits of the approval may be used for purposes of determining setbacks in lieu of internal property lines. [Ord. 2011-016]~~

**R. Terms defined herein or referenced in this Article shall have the following meanings:**

~~4. **Real Estate Sales Model, Non-PDD** – for the purposes of Art. 4, a single family residential unit used for real estate marketing, real estate sales, builder’s office, and other services directly associated with the sale of a residential unit and limited to the areas referenced below. In a real estate sales model, sales shall be limited to new units built by the company operating the sales model.~~

~~13. **Recycling Center** – for the purposes Art. 4, a permanent facility designed and used for collecting, purchasing, storing, dropping off and redistributing of pre-sorted, recyclable materials that are not intended for disposal. A recycling center shall be used for limited processing of recyclable materials, such as can and glass crushing and sorting. [Ord. 2013-001]~~

~~14. **Recycling Drop-Off Bin** – for the purposes of Art. 4, a totally enclosed mobile structure or container within which the following pre-sorted, recyclable materials are collected: glass, aluminum, steel and plastic containers no greater than six gallons in capacity, and paper. [Ord. 2013-001]~~

~~15. **Recycling Plant** – for the purposes of Art. 4, a permanent facility designed and used for receiving, separating, storing, converting, baling or processing of non-hazardous recyclable materials that are not intended for disposal. The use may include construction debris recycling or other intensive recycling processes such as chipping and mulching.~~

~~21. **Renewable Energy Facility, Solar** – A facility that uses photovoltaic, thermal or other systems with a principal use of producing electrical or thermal power from the sun. [Ord. 2009-040]~~

~~22. **Renewable Energy Facility, Wind** – A facility that uses one or more wind turbines, Meteorological Towers or other systems with a principal use of producing electrical or mechanical power from the wind. [Ord. 2010-005] [Ord. 2011-016]~~

~~25. **Repair and Maintenance, General** – for the purposes of Art. 4, an establishment engaged in the repair and maintenance of motor vehicles or other heavy equipment or machinery, including automobiles, boats, motorcycles, personal watercraft and trucks, excluding paint and body work. Typical uses include vehicle repair garages, tune-up stations, glass shops, quick-lube, and muffler shops.~~

~~26. **Repair Services, Limited** – for the purposes of Art. 4, an establishment engaged in the repair of personal apparel or household appliances, furniture, and similar items, excluding repair of motor vehicles. Typical uses include apparel repair and alterations, small appliance repair, small motor repair (including golf carts, mopeds and lawn mowers), bicycle repair, clock and watch repair, and shoe repair shops.~~

~~36. **Restaurant, Type I** – for the purposes of Art. 4, an establishment equipped to sell food and beverages in one of the following methods: drive-through sales to patrons in automobiles for take-out who place orders through a window or remote transmission device; or sales to patrons for take-out or dining in, that includes three or more of the following: food or beverage choices are advertised on a menu board; countertop sales where payment is made~~

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT A

ARTICLE 1, GENERAL PROVISIONS  
SUMMARY OF AMENDMENTS  
(Updated 11/21/16)

- 1 prior to consumption; disposable containers and utensils; limited service dining facilities with
- 2 no hostess or waiters; and self service or prepackaged condiments. ~~[Ord. 2006-036]~~
- 3 ~~37. **Restaurant, Type II** for the purposes of Art. 4, an establishment with no drive through,~~
- 4 ~~equipped to sell food and beverages, served and consumed primarily on the premises, that~~
- 5 ~~includes three or more of the following: host or hostess assists patrons upon entry; food and~~
- 6 ~~beverage choices are offered from a printed menu provided by wait staff at a table; orders are~~
- 7 ~~taken at the table; food is served on dishes and metal utensils are provided; and, payment is~~
- 8 ~~made after meal consumption. [Ord. 2006-004]~~
- 9 ....
- 10 ~~39. **Retail Sales, Auto Accessories and Parts** for the purposes of Art. 4, an establishment~~
- 11 ~~providing retail sales of auto accessories and parts.~~
- 12 ~~40. **Retail Sales, General** for the purposes of Art. 4, an establishment providing general retail~~
- 13 ~~sales or rental of goods, but excluding those uses specifically classified as another use type.~~
- 14 ~~Uses include typical retail stores such as clothing stores, bookstores, business machine~~
- 15 ~~sales, food and grocery stores (excluding convenience stores), window tinting, and marine~~
- 16 ~~supply sales (excluding boat sales), and pharmacies. Uses shall also include the sale of~~
- 17 ~~bulky goods such as household goods, lawn mowers, mopeds, motorcycles and golf carts.~~
- 18 ~~Retail establishments may include limited repair services for their products. For impact fee~~
- 19 ~~purposes, general retail also includes services such as entertainment, eating and drinking~~
- 20 ~~establishments, and personal services. [Ord. 2011-016]~~
- 21 ~~41. **Retail Sales, Mobile, or Temporary** for the purposes of Art. 4, general retail sales without~~
- 22 ~~a fixed or permanent location.~~
- 23 ....
- 24 **S. Terms defined herein or referenced Article shall have the following meanings:**
- 25 ~~1. **Salvage or Junk Yard** for the purposes of Art. 4, a lot, land or structure, or part thereof,~~
- 26 ~~used primarily for the collecting, storage and sale of waste paper, rags, scrap metal or~~
- 27 ~~discard material; or for the collecting, dismantling, storage and salvaging of machinery or~~
- 28 ~~vehicles not in running condition; or for the sale of parts thereof.~~
- 29 ....
- 30 ~~5. **Sanitary Landfill or Incinerator** for the purposes of Art. 4, a facility employing an~~
- 31 ~~engineered method of disposing of solid waste in a manner which minimizes environmental~~
- 32 ~~hazards by spreading solid waste in layers, providing a sand clean fill or similar cover.~~
- 33 ....
- 34 ~~12. **School, Elementary or Secondary** for the purposes of Art. 4, an institution of learning,~~
- 35 ~~whether public, private or charter, which conduct regular classes and courses of study~~
- 36 ~~required for accreditation as an elementary or secondary school approved by the Department~~
- 37 ~~of Education.~~
- 38 ~~13. **School, Public** A use and attendant buildings operated by the PBC School District for~~
- 39 ~~educational or training purposes, as follows:~~
- 40 ~~a. An elementary school;~~
- 41 ~~b. A middle school;~~
- 42 ~~c. A high school;~~
- 43 ~~d. A vocation or technical school.~~
- 44 ....
- 45 ~~19. **Security or Caretaker Quarters** for the purposes of Art. 4, an accessory residence used by~~
- 46 ~~a caretaker or security guard actively engaged in providing security, custodial or managerial~~
- 47 ~~services upon the premises.~~
- 48 ....
- 49 ~~23. **Self Support/Lattice Tower** for the purposes of Art. 4, a structure that is constructed~~
- 50 ~~without guy wires or ground anchors.~~
- 51 ....
- 52 ~~37. **Shade House** for the purposes of Art. 4, a temporary screen enclosure used to protect~~
- 53 ~~plants from insects, heat and exposure to the sun.~~
- 54 ....
- 55 **50. Single Family**
- 56 ~~a. for the purposes of Art. 4.B, the use of a lot or a structure for one detached dwelling unit,~~
- 57 ~~excluding a mobile home but including a manufactured building.~~
- 58 ~~b. for the purposes of Art. 5.B.1.A.21, Pot Bellied Pigs, single family shall include mobile~~
- 59 ~~home dwellings. [Ord. 2013-021]~~
- 60 ....
- 61 ~~64. **Solid Waste Transfer Station** for the purposes of Art. 4, a facility where solid waste from~~
- 62 ~~smaller vehicles is transferred into larger vehicles before being shipped or transported to a~~
- 63 ~~solid waste processing or disposal facility. Solid waste may be sorted but not processed at a~~
- 64 ~~transfer station.~~
- 65 ....

---

**Notes:**  
Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be **deleted**.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
 .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT A

ARTICLE 1, GENERAL PROVISIONS
SUMMARY OF AMENDMENTS
(Updated 11/21/16)

69. Special Event -- for the purposes of Art. 4, A temporary activity which includes rides,
amusements, food, games, crafts, performances, or services. Typical uses include carnivals,
circuses, auctions, and revivals.

81. Stable, Commercial -- for the purposes of Art. 4, an establishment for boarding, breeding,
training or raising of horses not necessarily owned by the owners or operators of the
establishment; rental of horses for riding or other equestrian activities, excluding uses
classified as an equestrian arena. A commercial stable may be operated in conjunction with a
residence and shall comply with the PBACD.

82. Stable, Private -- for the purposes of Art. 4, the breeding, boarding, training, or raising care
of horses owned by the occupants or owners of the premises. A private stable shall comply
with the PBACD.

85. Stealth Facility -- for the purposes of Art. 4, a structure, which is not readily identifiable as a
tower and is compatible with existing or proposed uses on site. The structure may or may not
have a secondary function (i.e., bell tower, spire, flagpole, etc.). [Relocated to Art.
4.B.9.C.1.a, Definition]

Table with 2 rows: Reason for amendments: [Zoning]; 2. Clarify definition of "Street" by indicating the term pertains to commercial communication towers located in Electrical Transmission Lines or Florida Department of Transportation right-of-ways (R-O-W) or easements within that R-O-W that have a minimum width of 250 feet. Expand the definition of "Temporary" to address new use classification in Article 4, Use Regulations that include uses subject to specific period of time to operate.

100. Street -

a. a strip of land, owned privately or publicly, which affords legal access to abutting land and
is designated for vehicular traffic. "Street" includes road, thoroughfare, parkway, avenue,
boulevard, expressway, lane, throughway, place, and square, or however otherwise
designated. Streets are further classified according to the function they perform.

b. For the purposes of Art. 4.B.9, Commercial Communication Towers, means Electric
Transmission lines or Florida Department of Transportation I-95 and the Florida Turnpike
corridors having 250 feet in width or more of right-of way (R-O-W) or easements.

130. Sugar Mill or Refinery -- for the purposes of Art. 4, an establishment for the extraction and
refining of sugar from agricultural products.

T. Terms defined herein or referenced Article shall have the following meanings:

19. Temporary

a. For the purposes of Art. 4, Temporary means uses not intended to be permanently fixed
or permanent in nature, and are typically approved for a defined period of time.

b. For the purposes of Art. 8, Signage, a single period or an accumulation of periods not
exceeding 90 days in any 365-day period unless further restricted.

c. For the purposes of Art. 15.A, as defined by Rule 64E-6, F.A.C.

22. Theater Drive-In -- for the purposes of Art. 4, an establishment for the outdoor viewing of
motion pictures by patrons while in their vehicles.

24. Theater, Indoor - for the purposes of Art. 4, an establishment for showing motion pictures or
live performances in an enclosed building.

43. Tower Hierarchy -- for the purposes of Art. 4, for the purpose of determining impact the
following hierarchy has been established. [Partially relocated to Art. 4.B.9.F.2,
Replacement]

- LEAST IMPACT
Stealth
Camouflage
Monopole
Self support/Lattice
Guyed
MOST IMPACT

[Relocated to Art. 4.B.9.F.2, Replacement]

44. Towing Service and Storage -- for the purposes of Art. 4, the use of a lot for the temporary
storage of operable or inoperable vehicles in conjunction with a commercial towing service,

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].

Stricken indicates text to be deleted.

Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT A

ARTICLE 1, GENERAL PROVISIONS  
SUMMARY OF AMENDMENTS  
(Updated 11/21/16)

~~with no sales or repair or salvage activity occurring on the lot and subject to the following standards:~~

....  
~~45. **Townhouse** – for the purposes of Art. 4, a dwelling unit located on an individual lot and attached by at least one but no more than two party wall(s) along 50 percent of the maximum depth of the unit, to one or more other dwelling units; has a continuous foundation; each on its own lot, with said party wall(s) being centered on the common property line(s) between adjacent lots.—~~

....  
~~59. **Transportation Facility** – for the purposes of Art. 4, a facility for loading, unloading, and interchange of passengers, baggage, and freight or package express between modes of transportation. Typical uses include bus terminals, railroad stations and yards, and major mail processing centers.~~

....  
~~73. **Truck Stop** – for the purposes of Art. 4, a facility which provides fueling, parking, washing, repair and maintenance services, food service, overnight accommodations, and incidental retail sales for transient commercial vehicles.~~

[Renumber Accordingly]

U. Terms defined herein or referenced Article shall have the following meanings:

**Reason for amendments:** [Zoning] Urgent Care Center definition is proposed to clarify typical uses related to Medical or Dental Office.

~~17. **Urgent Care Center** - A walk-in, extended-hour establishment that provides immediate, but not emergent, medical care to patients. Patients shall be served solely on an outpatient basis and such services shall not include overnight stays.~~

[Renumber accordingly]

~~22. **Utility, Minor** – for the purposes of Art. 4, mechanical equipment associated with utility distribution, collection, or transmission networks, required by their nature to be relatively dispersed throughout their service area other than electric generation and transmission facilities. Typical uses include gas and water regulators, electrical distribution substations, sewage lift stations, telephone exchange buildings, and communication substations. [Ord. 2006-004]~~

V. Terms defined herein or referenced Article shall have the following meanings:

....  
~~11. **Vehicle Sales and Rental** – for the purposes of Art. 4, an establishment engaged in the sale, rental, or lease of new or used motorized vehicles, equipment, or mobile homes as defined by the Department of Motor Vehicles. Typical uses include auto and truck rental, lease and sales; boat rental and sales; mobile home and recreational vehicle sales; construction equipment rental yards; moving trailer rental, and large implement sales or rental.~~

....  
~~16. **Veterinary Clinic** – for the purposes of Art. 4.B, an establishment engaged in providing medical care, treatment and temporary boarding for animals.~~

....  
~~21. **Vocational School** – for the purposes of Art. 4, an establishment offering regularly scheduled instruction in technical, commercial, or trade skills such as business, real estate, building and construction trades, electronics, computer programming and technology, automotive or aircraft mechanics and technology, or other type of vocational instruction.~~

W. Terms defined herein or referenced Article shall have the following meanings:

....  
~~2. **Warehouse** – for the purposes of Art. 4, a building used for the storage of raw materials, equipment, or products. Typical uses include moving companies, cold storage, and dead storage facilities, but excludes self-service storage facilities.~~

....  
~~9. **Water or Wastewater Treatment Plant** – for the purposes of Art. 4, a facility designed for treatment and disposal of more than 5,000 gallons per day of water or wastewater.~~

- a. **Water or Wastewater Treatment Plant, Open Process** - These are also known as “conventional” water or wastewater treatment plant and use a series of unenclosed tanks without roof structures to treat raw water to drinking water standards. [Ord. 2007-013]
- b. **Water or Wastewater Treatment Plant, Closed Treatment** - These plants treat raw water to drinking water standards within the confines of one or more relatively small, fully enclosed buildings. [Ord. 2007-013]

Notes:

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT A

ARTICLE 1, GENERAL PROVISIONS  
SUMMARY OF AMENDMENTS  
(Updated 11/21/16)

~~29. **Wholesaling, General** – for the purposes of Art. 4.B, an establishment engaged in the display, maintaining inventories of goods, storage, distribution and sale of goods to other firms for resale, or the supplying of goods to various trades such as landscapers, construction contractors, institutions, industries, or professional businesses. In addition to selling, wholesale establishments sort and grade goods in large lots, break bulk and redistribute in smaller lots, delivery and refrigeration storage, but excluding vehicle sales, wholesale greenhouses or nurseries, wholesale of gas and fuel, and wholesale building supplies.~~

~~32. **Work/Live Space** – a space within a building that is used jointly for residential and any non-residential use permitted pursuant to the applicable Zoning District, where permitted by the Florida Building Code, and where the residential space is accessory to the primary use as a place of work. [Ord. 2004-040] [Ord. 2006-004] [Ord. 2010-005]~~

**Z. Terms defined herein or referenced Article shall have the following meanings:**

~~1. **Zero Lot Line Home** – for the purposes of Art. 4, the use of a lot for one detached dwelling unit with at least one wall, but not more than two walls or a portion thereof, located directly adjacent to a side lot line, excluding a mobile home but including a manufactured building. Subject to additional standards in Art. 3, Overlays and Zoning Districts.~~

~~4. **Zoo** – for the purposes of Art. 4, means a place where animals are kept in captivity for the public to view or for educational or animal rehabilitative purposes.~~

**Part 5. New ULDC Art. 1.1.3, Abbreviations and Acronyms, (Pages 115, 118 and 119 of 119) is hereby amended as follows:**

Reason for amendments: [Zoning]	
1.	Delete duplicated acronym for Congregate Living Facility (CLF) which also includes wrongly the word "Adult". CLFs are not specifically oriented to attend adult population.
2.	Create an acronym for "mobile home" or "manufactured home" to be consistent with State Statutes and maintain common reference to "mobile home" as well.
3.	Recognize new acronyms for vehicles as established in amendments for Vehicle sales and Rental.

**CHAPTER I DEFINITIONS & ACRONYMS**

**Section 3 Abbreviations and Acronyms**

- ~~**ACLF**      Adult Congregate Living Facility~~
- ~~**MH**        Mobile Home or Manufactured Home~~
- ~~**OHV**       Off-highway Vehicle~~
- ~~**RV**         Recreational Vehicle~~
- ~~**RVPD**      Recreational Vehicle Planned Development (RVPD)~~
- ~~**SUV**       Sport Utility Vehicle~~

**Notes:**  
Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be **deleted**.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT B

ARTICLE 2, DEVELOPMENT REVIEW PROCEDURES  
SUMMARY OF AMENDMENTS  
(Updated 11/22/16)

Part 1. ULDC Art. 2.A.1., General (pages 12-18, 20, 25-29, 37, 39-42, 54-55, 58, 75-76, 84 and 87 of 87), is hereby amended as follows:

Reason for amendments: [Zoning]	
1.	Use Matrices in Articles 3 and 4 of the ULDC have been consolidated to be located in Article 4, Use Regulations under every Use Classification. As a result, any reference through the Code to the Use Matrix has to be updated to reflect its new location. Some of the amendments below reflect the update in the Use Matrix reference.
2.	Delete reference to Live/Work use as the use is proposed to be deleted from Art. 4, Use Regulations.
3.	The Use Regulations Project (URP) is proposed to consolidate Use Matrices and by doing that, terminology used for Public Hearing process is also consolidated. This amendment deletes from the Code any reference to "Requested Use" and be replaced with "Conditional Use". Requested Use is the terminology used to refer to Board of County Commissioners (BCC) approval of uses as indicated in the Planned Development Districts (PDDs) and Traditional Development Districts (TDDs) Use Matrices. Currently the Code reflects "Conditional Use" approval in the standard zoning districts Use Matrix only with clarification that Class A is for BCC approval while Class B for Zoning Commission approval. This amendment updates all the references in Art. 2 where the words "Requested Use" are utilized.
4.	Homeless Resource Center use and related references are deleted to be discussed at a later time.

CHAPTER A GENERAL

Section 1 General

D. Authority

1. Processes

a. Board of County Commissioners (BCC)

The BCC, in accordance with the procedures, standards and limitations of this Article shall consider the following types of development order applications:

7) Deviation(s) from Articles 5, 6, and 7 of the ULDC for development supporting ~~g~~Government ~~f~~Facilities within the PO Zoning District, [Ord. 2007-013] [Ord. 2008-003]

~~10) Deviations from separation requirements for Homeless Resource Centers in the PO Zoning District, pursuant to Art. 4.B.1.A 70-1, Homeless Resource Center. [Ord. 2009-040]~~

c. Development Review Officer (DRO)

4) Uses indicated as "D" in ~~Table 4.A.3.A, Use Matrix~~ the use matrices in Art. 4, Use Regulations; and [Ord. 2006-036] [Ord. 2012-027]

E. Pre-Application Conference (PAC)

3. Additional LCC, IRO and PRA Requirements

b. Conceptual Site Plan

Reason for amendments: [Zoning]	
4.	Update reference of "bank drive through facilities" to Financial Institution with Drive Thru Facilities and Financial Institution Freestanding ATM to be consistent with the proposed uses name in the Commercial Use Classification.

Table 2.A.1.E - Conceptual Master Plan Requirements for PAC

Conceptual Master Plan Requirements	IRO	LCC	PRAs
Proposed or required mix of uses, including <del>live/work-or</del> residential units, identifying whether or not such is horizontally or vertically integrated.	✓	✓	✓
Location of any <del>Conditional requested u</del> Uses, and outdoor uses such as <del>r</del> Restaurant, <del>of bank drive through facilities Financial Institution with Drive Thru Facilities, Financial Institution Freestanding ATM,</del> gasoline pumps and related queuing areas, outdoor dining areas, and required outdoor daycare areas, among others. Where applicable, additional detail shall be required to demonstrate how such uses will be located behind buildings, or shielded from adjacent residential uses or perimeter streets.	✓	✓	✓
[Ord. 2010-005] [Ord. 2010-022]			

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT B

ARTICLE 2, DEVELOPMENT REVIEW PROCEDURES  
SUMMARY OF AMENDMENTS  
(Updated 11/22/16)

....  
G. Application Procedures

....  
3. Plan Requirements

....  
e. Site Plan

The site plan shall be the controlling plan for ~~e~~Conditional ~~u~~Uses, ~~requested-uses~~ or PDDs listed below. All development site elements including, but not limited to: ingress/egress, density, and intensity in the proposed project shall be consistent with the site plan. All plats shall be consistent with the site plan. In cases of conflict between plans, the most recently approved BCC plan or DRO final site plan, as applicable, shall prevail. [Ord. 2009-040]

1) Preliminary Site Plan (PSP)

The BCC shall approve a PSP for the following applications: CA Conditional Use, ~~Requested-Use~~, MXPD, MUPD and equivalent previously approved planned developments. The ZC shall approve a PSP for a CB Conditional Use request. [Ord. 2009-040]

....  
3) Final Site Plan (FSP) for Administrative Approval

The DRO shall approve a Final Site Plan for: [Ord. 2009-040]

a) Any requests for uses that have a "D" in ~~Table 4.A.3.A, Use Matrix~~ the use matrices in Art. 4, Use Regulations; or, [Ord. 2009-040]

b) Any requests subject to ~~Table 4.A.3.A, Development~~ Thresholds for Project Requiring DRO Approval. [Ord. 2009-040]

f. Subdivision Plan

The subdivision plan shall be the controlling plan for ~~e~~Conditional ~~u~~Uses, ~~requested-uses~~ or PDDs that are subject to the subdivision process. All development site elements including, but not limited to: ingress/egress, density, and intensity in the proposed project shall be consistent with the subdivision plan. In cases of conflict between plans, the most recently approved BCC plan or DRO final subdivision plan, as applicable, shall prevail. All plans and plats shall be consistent. [Ord. 2009-040] [Ord. 2010-005]

....  
g. Regulating Plans

....  
1) Preliminary Regulating Plan (PRP) for Public Hearing Approval

The DRO shall review and certify a PRP for all requests that are subject to the Public Hearing approval process. The BCC shall approve a PRP for: Conditional Uses, ~~Requested-Uses~~, rezoning to a PDD, the affected area of modifications to previously approved PDDs, and shall include, at a minimum, the following elements: [Ord. 2009-040]

....  
2) Final Regulating Plan (FRP) for Public Hearing Approval or Administrative Approval

b) The DRO shall review and approve a FRP for any requests for uses that have a "D" in any Use Matrix in Art. 3.B, Overlays, or ~~Table 4.A.3.A, Use Matrix~~ Art. 4, Use Regulations; or any requests subject to ~~Table 4.A.3.A, Development~~ Thresholds for Project Requiring DRO Approval. [Ord. 2009-040] [Ord. 2011-016]

....  
H. Consolidated Application

1. Small Scale Amendments

If a land use amendment requires a rezoning, ~~e~~Conditional ~~u~~Use, ~~requested-use~~, development order amendment or abandonment application, the applications shall be reviewed and considered by the BCC concurrently. An application for a Type II variance may be submitted concurrently or separately. Applications that are contingent upon the approval of variances must be submitted separately. The applicant shall submit a master plan and/or site plan as part of the zoning application. The zoning application shall be submitted at a scheduled zoning application intake within 90 days of receipt of the land use amendment application. If a complete zoning application is not submitted, the land use amendment shall be administratively withdrawn. [Ord. 2006-036] [Ord. 2009-040]

....  
I. Review and Certification

1. Review

All Rezoning, Conditional Use, ~~Requested-Use~~, Waivers, Development Order Amendment and concurrent Type II Variance applications, shall be reviewed and certified by the DRO. [Ord. 2006-036] [Ord. 2011-016]

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].

~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT B

ARTICLE 2, DEVELOPMENT REVIEW PROCEDURES  
SUMMARY OF AMENDMENTS  
(Updated 11/22/16)

J. Notification  
1. Applicability

Table 2.A.1.J – Notification Applicability

Process	Newspaper Publication	Courtesy Notice	Signs
Other Public Hearing (Rezoning, CA, CB, Requested Use, DOA, Unique Structure, Waiver)	Yes	Yes	Yes
[Ord. 2015-031]			
Notes:			
1. Applies to Administrative and Public Hearing Abandonments, excluding: Development Orders advertised and abandoned simultaneously as part of a subsequent Development Order; and, Development Orders advertised and reviewed for revocation pursuant to Art. 2.E, Monitoring.			
2. Reasonable notice shall be required in compliance with F.S. 286.011.			

3. Courtesy Notice  
a. Applicability and Mailing Boundary

Table 2.A.1.J – Courtesy Notice Requirements

Process	Recipients and Boundaries		
	Certified Mail 0 to 300 feet (1)	Regular Mail 301 to 500 feet (1)	Regular Mail within One Mile (1)
Other Public Hearing (Rezoning, CA, CB, Requested Use, DOA, Unique Structure, Waiver)	All owners of real property (2), condominium associations (3) and POAs, HOAs or equivalent.	All owners of real property (2), condominium associations (3) and POAs, HOAs or equivalent.	Counties and Municipalities (4)
[Ord. 2011-016] [Ord. 2012-003] [Ord. 2015-031]			
Notes:			

K. Public Hearing Procedures

3. Board Action  
a. Action by ZC

2) Rezoning, Class A Conditional Use, Requested Use, DOA, Type II Waivers

The ZC shall consider the application, the staff report, the relevant support materials, the DRO certification and public testimony given at the hearing. After close of the public hearing, the ZC shall recommend to the BCC that the application be approved, approved with conditions, modified, continued, postponed or denied based upon: the standards in Article 2.B.1.B, Standards, and Article 2.B.2.B, Standards, applicable to all Conditional Uses, Requested Uses; Rezoning, and DOA's; or, the standards in Article 2.B.2.G.3, Standards, applicable to all Type II Waivers. [Ord. 2008-003] [Ord. 2011-016] [Ord. 2012-027]

b. Action by BCC

3) Decision

At the conclusion of the final public hearing, the BCC shall approve, approve with conditions, modify, postpone, withdraw, or deny the proposed development order based upon: the standards in Article 2.B.1.B, Standards, and Article 2.B.2.B, Standards, applicable to all Conditional Uses, Requested Uses, Rezoning and DOA's; or, the standards in Article 2.B.2.G.3, Standards, thereby adopting a resolution approving, approving with conditions, or denying a proposed request by not less than a majority of a quorum present. The resolution shall be filed with the Clerk of the Circuit Court. [Ord. 2008-003] [Ord. 2012-027]

T. Outstanding Liens or Fines

1. General

b. Applications for uses designated as a "D" in Table 4.A.3.A, Use Matrix Matrices

Notes:

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [Relocated to: ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT B

ARTICLE 2, DEVELOPMENT REVIEW PROCEDURES  
SUMMARY OF AMENDMENTS  
(Updated 11/22/16)

CHAPTER B PUBLIC HEARING PROCESS

Section 1 Official Zoning Map Amendment (Rezoning)

B. Standards

When considering a Development Order application for rezoning to a standard zoning district, the BCC and ZC shall consider Standards 1 - 7 indicated below. In addition the standards indicated in Section 2.B of this Chapter shall also be considered for rezoning to a standard zoning district with a Conditional Use, and rezoning to a PDD or TDD with or without a Requested Use or Waiver. An amendment which fails to meet any of these standards shall be deemed adverse to the public interest and shall not be approved. [Ord. 2007-001] [Ord. 2012-003]

Section 2 Conditional Uses, Requested Uses Development Order Amendments, Unique Structures and Type II Waivers

A. Purpose

Conditional Uses, Requested Uses, Development Order Amendments, and Type II Waivers are generally compatible with the other uses or site design permitted in a district, but require individual review of their location, design, configuration, intensity or density and may require the imposition of conditions to ensure the appropriateness and compatibility of the use at a particular location. [Ord. 2007-001] [Ord. 2011-016]

B. Standards for Conditional Uses, Requested Uses and Development Order Amendments

When considering a Development Order application for a Conditional or Requested Use, the BCC and ZC shall consider Standards 1 - 8 indicated below. A Conditional or Requested Use, or Development Order Amendment which fails to meet any of these Standards shall be deemed adverse to the public interest and shall not be approved. [Ord. 2007-001] [Ord. 2011-016] [Ord. 2012-003]

D. Class A Conditional Use

1. Authorized Class A Conditional Uses

Only those uses that are authorized as Class A Conditional Uses in the use matrices in Art. 4, Use Regulations Table 4.A.3.A, Use Matrix, may be approved as Class A Conditional Uses. The designation of a use as a Class A Conditional Use in a district does not constitute an authorization of such use or an assurance that such use will be approved under this Code.

~~E. Requested Use~~

~~1. Authorized Requested Uses~~

~~Only those uses that are authorized as requested uses in Table 3.E.1.B, PDD Use Matrix, may be approved as requested uses. The designation of a use as a requested use in a planned development does not constitute an authorization of such use or an assurance that such use will be approved under this Code.~~

~~FE. Class B. Conditional Use~~

~~1. Authorized Class B Conditional Uses~~

~~Only those uses that are authorized as Class B Conditional Uses in the use matrices in Art. 4, Use Regulations Table 4.A.3.A, Use Matrix, may be approved as Class B Conditional Uses. The designation of a use as a Class B Conditional Use in a standard district does not constitute an authorization of such use or an assurance that such use will be approved under this Code.~~

Reason for amendments: [Zoning]	
5.	Update use name Commercial Communication Towers to be consistent with the proposed amendment in the Towers Use Classification.

G. Type II Waivers

2. Applicability

Table 2.B.2.G - Summary of Type II Waivers

Type II Waiver Summary List
<del>Commercial</del> Communication Towers; <del>Commercial</del>
[Ord. 2012-027] [Ord. 2016-016] [Ord. 2016-020]

H. Development Order Amendment

1. General

Notes:

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**. .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT B

ARTICLE 2, DEVELOPMENT REVIEW PROCEDURES  
SUMMARY OF AMENDMENTS  
(Updated 11/22/16)

A Development Order for a Class A Conditional Use, ~~Requested Use~~, Class B Conditional Use, or Type II Waiver may be amended, extended, varied or altered only pursuant to the standards and procedures established for its original approval, or as otherwise set forth in this Section. Before any such Development Order is amended, extended, varied or altered, the applicant shall demonstrate and the ZC/BCC shall find that a change of circumstances or conditions has occurred which make it necessary to amend, extend, vary or alter the ~~e~~Conditional/~~requested u~~se. [Ord. 2007-001] [Ord. 2011-016]

....  
I. **Conditions of Approval**

1. **Class A Conditional, ~~Requested Use~~, Type II Waiver, and Development Order Amendment**

The DRO and ZC may recommend, and the BCC may impose, such conditions in a Development Order for a Class A Conditional Use, ~~Requested Use~~, Type II Waiver, or Development Order Amendment that are necessary to accomplish the purposes of the Plan and this Code; to prevent or minimize adverse effects upon the public, the environment and neighborhoods; and to ensure compatibility, including, but not limited to, limitations on function, size, bulk, location of improvements and buildings, standards for landscaping, buffering, lighting, adequate ingress and egress, conveyance of property, on-site or off-site improvements, duration and hours of operation. Conditions shall be included if conventional standards are inadequate to protect the public interest and surrounding land uses or if additional improvements are needed to facilitate a transition between different uses. Conditions are not intended to restate Code provisions. Any Code provision which is expressly restated as a condition of approval, shall not be eligible for a variance unless otherwise specified in the condition. Fixed time periods may be set for compliance with conditions and shall be governed by Art. 2.E, Monitoring. [Ord. 2007-001] [Ord. 2011-016]

2. **Class B Conditional Use**

The DRO may recommend, and the ZC may impose, such conditions in a development order for a Class B conditional use as stated in Article 2.B.2.G.1, Class A Conditional/~~Requested Use~~, above.

J. **Effect of Issuance of a Development Order**

1. **General**

Issuance of a Development Order for a Conditional Use, ~~Requested Use~~, Type II Waiver, or DOA shall be deemed to authorize only the particular site configuration, layout and level of impacts which were approved pursuant to this Code, unless the approval is abandoned. Permitted uses may occur in conjunction with or in place of a Conditional or Requested use. [Ord. 2011-016]

2. **Site Plan Compliance/Initiation of Use**

Development, benefit, or use of a Conditional Use, ~~Requested Use~~ or DOA shall not be permitted until the applicant has secured and complied with all other development orders and site improvements required by this Code.

The approval of a Development Order shall not ensure that subsequent approvals for other Development Permits will be granted unless the relevant and applicable portions of this Code are met.

CHAPTER D ADMINISTRATIVE PROCESS

Section 1 Development Review Officer (DRO)

A. Purpose

....  
2. **Administrative Process**

Review and approval of applications for uses that have a "D" in ~~Table 4.A.3.A, Use Matrix the use matrices in Art. 4, Use Regulations~~ or Table 4.A.3.A, ~~Development~~ Thresholds ~~For Projects Requiring DRO Approvals~~. [Ord. 2009-040]

B. **Application Types**

1. The following types of development shall require approval of a master plan, site plan, subdivision plan, regulating plan and other types of plans listed in Art. 2.A.1.G.3, Plan Requirements by the DRO prior to the issuance of a building permit, commencement of any related land development activity, utilization of any use or approval granted by the BCC or ZC, or utilization of any use requiring approval by the DRO: [Ord. 2009-040]

a. Conditional Use/~~Requested Use~~;

....  
e. "D" uses in ~~Table 4.A.3.A, Use Matrix the use matrices in to Art. 4, Use Regulations~~;

f. All new construction that creates, meets or exceeds the thresholds in Table 4.A.3.A, ~~Development~~ Threshold ~~for Project Requiring DRO Approval~~; [Ord. 2009-040]

Notes:

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT B

ARTICLE 2, DEVELOPMENT REVIEW PROCEDURES  
SUMMARY OF AMENDMENTS  
(Updated 11/22/16)

6.	Update use name Renewable Energy Wind Facility to reflect the use name change as proposed in the Utilities Use Classification.
----	--

**G. Modifications to Prior Development Orders**

**1. Modifications to BCC/ZC Approvals**

....  
....  
3) The limitations in Art. 2.D.1.G.1.a shall not apply to a Renewable Energy *Wind* Facility, ~~Wind~~ within the AP Zoning district. [Ord. 2011-016] [Ord. 2015-006]

....  
1) For a Renewable Energy *Wind* Facility, ~~Wind~~ within the AP Zoning District, this shall apply to the Project Boundary, provided they meet separation or setback requirements from streets, and residential uses and districts. [Ord. 2011-016]

d. For a Renewable Energy *Wind* Facility, ~~Wind~~ within the AP Zoning District, an increase in no more than ten percent, up to a maximum of ten, of the number of wind turbines approved by the BCC. [Ord. 2011-016] [Ord. 2014-025]

**Reason for amendments: [Zoning]**

1. Update Type 1B Excavation reference to reflect use of Arabic numbers instead of Roman numbers for consistency with proposed changes in the Excavation Uses chapter of Art. 4, Use Regulations.

Currently Stealth Towers when less than 100 feet in height and located in Agricultural Reserve (AGR), Agricultural Residential (AR) Urban and Rural Service areas, and Residential Estate (RE) Zoning Districts are allowed to be subject to DRO Agency Review process which allows amendments to existing approved plans. This amendment creates cross reference between the regulations related to DRO Agency Review process contained in Art. 2.G.2, Administrative Modification, and the Stealth Tower standard in Art. 4; and, clarifies it applies only to sites with existing DRO site plans, otherwise the tower will be subject to the review of all DRO agencies.

**2. Administrative Modifications**

....  
**b. Agency Review**

Agency Review is for applications that require amendment(s) to existing approved plan(s). This type of application requires review, comments, and conditions by a maximum of five DRO Agencies. The DRO shall determine which Agencies are required to review the amendment based upon the request and compliance with County Ordinances. The Zoning Director shall maintain PPM Z0-0-29, Administrative Modifications to Approved Site Plans, outlining a list of minor amendments and establishing items that are exempt from the Administrative Modifications process. Amendments include the following, provided Art. 2.D.1.G.1, Modifications to BCC/ZC Approvals, requirements are not exceeded: [Ord. 2008-003] [Ord. 2011-001] [Ord. 2014-001] [Ord. 2015-006] [Ord. 2016-016]

....  
7) Modifications to approved Type ~~1~~B Excavation; [Ord. 2008-003] [Ord. 2011-001] [Ord. 2014-001]

....  
11) Stealth Towers equal to or less than 100 feet in height located in the AGR, AR and RE Zoning Districts, provided the parcel has an existing DRO approved site plan.

**Section 2 Special Permit**

....  
**B. Authorized Special Permits**

Only the uses identified in ~~Table 4.A.3.A, Use Matrix~~ the use matrices in Art. 4, Use Regulations, or Article 4.B, SUPPLEMENTARY USE STANDARDS, by an "S" shall require a special permit. This designation in ~~Table 4.A.3.A, Use Matrix~~ the use matrices, does not constitute an authorization of such use or an assurance that such use will be approved under this Code. Each proposed special permit application shall be evaluated by the Zoning Director for compliance with the standards and conditions set forth in this Section, and the applicable district.

....  
**Reason for amendments: [Zoning]**

1. Update Type 1B Administrative Variance references to Type 1A and Type 1B Excavation to reflect revised article numbers resulting from the reorganized excavation language as part of the Use Regulations Project.

**Notes:**

Underlined indicates *new* text. If being relocated destination is noted in bolded brackets [Relocated to: ].

~~Stricken~~ indicates text to be *deleted*. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT B

ARTICLE 2, DEVELOPMENT REVIEW PROCEDURES  
SUMMARY OF AMENDMENTS  
(Updated 11/22/16)

Section 3 Type 1A and Type 1B Administrative Variances

D. Type 1B Administrative Variances

1. Residential Lots of Three Units or Less

A variance may be requested for the following: [Ord. 2006-036] [Ord. 2008-003]

- d. Relief from Excavation Standards (~~Art. 4.D.5.B, Type 1A Excavation, and Article 4.D.5.C, Type 1-B Excavation~~) in Art. 4.B.10.C.2, Type 1A Excavation and Art. 4.B.10.C.3, Type 1B Excavation . [Ord. 2008-003]

CHAPTER E MONITORING

Section 2 Procedures

D. Failure to Comply with Conditions or Time Requirements other than for a DRO Imposed Condition of Approval

8. Decision of the BCC or ZC for Failure to Comply with the Following:

Time requirements to commence development, utilize a ~~e~~Conditional ~~or requested~~ uUse or record a plat; or Non-performance security conditions (required by Article 12.C.2, Conditions). [Ord. 2005-002] [Ord. 2007-001]

1) Grant a time extension:

- a) To commence development, utilize a ~~e~~Conditional ~~or requested~~ uUse, or record a plat for a period not to exceed 36 months. The term of the time extension shall commence upon the expiration of the date to complete the time certain activity, or the expiration of the last extension, whichever is applicable. A time extension shall only be granted if the development order is consistent with the Plan and the Code. Options, which may be used to cause the Development Order to be consistent, include revocation of Concurrency and the amendment of Conditions of Approval. [Ord. 2005-002] [Ord. 2008-003]

3) Adopt a resolution which will revoke or amend the approval for all or a portion of the ~~e~~Conditional ~~or requested~~ uUse, special exception or development order amendment;

Section 3 Supplementary Regulations for Classes of Development Orders

B. Effect of Phasing on Time Frames for Receipt of a Required Permit or Commencement of a Required Action

2. Conditional ~~and Requested~~ Uses, PDDs other than PUDs, TTDs and TMDs

The Final site plan/Final Subdivision plan for ~~e~~Conditional ~~and requested~~ uUses, PDDs other than PUDs, TTDs, or TMDs, may provide for phasing. Table 2.E.3.B, Time Limitation of Development Order for Each Phase, provides the maximum number of phases permitted for each type of development order. If there are multiple phases, the first phase shall contain a minimum of 20 percent of the land area and the first and second phases shall contain a combined minimum of 40 percent of the land area unless otherwise approved in the development order approved by the BCC or ZC. A TMD in the U/S Tier shall include a minimum of 25 percent residential/non-residential of the total project. Article 2.E.3.B.3.b, Final Site Plan or Final Subdivision Plan, also provides time requirements for commencement of development. [Ord. 2006-004] [ Ord. 2007-001]

3. Effect of Modification to a Development Order on the Time Requirements of this Section

b. Final Site Plan or Final Subdivision Plan

Reason for amendments: [Zoning]

- 1. Update table footnotes to reflect use of Arabic numbers instead of Roman numbers when excavation types are referenced, for consistency with proposed changes in the Excavation Uses chapter of Art. 4, Use Regulations.

Notes:

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT B

ARTICLE 2, DEVELOPMENT REVIEW PROCEDURES  
SUMMARY OF AMENDMENTS  
(Updated 11/22/16)

1  
2  
3

Table 2.E.3.B - Time Limitation of Development Order for Each Phase

TYPE OF DEVELOPMENT ORDER	MAXIMUM NUMBER OF PHASES	NEXT REQUIRED ACTION OR DEVELOPMENT ORDER	MAXIMUM TIME TO RECEIVE DEVELOPMENT PERMIT OR COMMENCE DEVELOPMENT	MAXIMUM LENGTH OF ADMINISTRATIVE TIME EXTENSION <sup>4</sup>	ACTION UPON FAILURE TO COMPLY WITH TIME REQUIREMENT WITHOUT AN APPROVED TIME EXTENSION
....					
Conditional Uses <del>, Requested Uses</del> (Including any associated variance(s))	2 (5)	Commence development or utilize Conditional Use <del>or Requested Use</del> if no construction is required (1)	Three years (2) (7)	Twenty-four months	Pursuant to subsections Article 2.E.2.A, Suspension of Development Orders and Article 2.E.2.D, Failure to Comply with Conditions herein:  Class A - BCC review;  Class B - Zoning Commission review
....					
[Ord. 2005 – 002] [Ord. 2006-004] [Ord. 2007-01] [Ord. 2008-003] [Ord. 2008-037] [Ord. 2009-040] [Ord. 2014-025]					
<b>Notes:</b>					
....					
2. From resolution adoption date for first phase, and from date of commencement of development of last phase, or last plat recordation date, for subsequent phases. The maximum time to commence development for each phase of a Type <del>## 3 E</del> excavation shall be established by a condition of approval.					
....					
5. The maximum number of phases and duration of each phase for a Type <del>## 3 E</del> excavation shall be established by a condition of approval.					
....					

4

**Reason for amendments:** [Zoning] Homeless Resource Center use and related references are deleted to be discussed at a later time.

5 **CHAPTER G DECISION MAKING BODIES**

6  
7 **Section 1 Board of County Commissioners**

8 **A. Powers and Duties**

9 15. to review, hear, consider, and approve, approve with conditions, or deny requests for  
10 deviations from: ~~Article 4.B.1.A.70-1,a.1) Homeless Resource Center, Location and~~  
11 ~~Separation Requirements, and~~ Articles 5, 6, and 7 for development supporting government  
12 facilities within the PO Zoning District; [Ord. 2007-013] [Ord. 2009-040] [Ord. 2011-016]  
13

....  
1. Update the power and duties of the Groundwater and Natural Resource Protection Board to reflect the changes proposed in Art. 1.B.1, related to ERM's Interpretations of Excavation Use Regulations.

14 **Section 3 APPOINTED BODIES**

15  
16 **F. Groundwater and Natural Resources Protection Board**

17  
18 **2. Powers and Duties**

19 The GNRPB shall have the following powers and duties:  
20 a. to hold hearings as necessary to enforce Article 14, Environmental Standards. ERM may  
21 refer alleged violations of Art. 14 Environmental Standards, and applicable Art. ~~4.D~~  
22 4.B.10, Excavation Uses, Ord. 2003-020, Petroleum Storage Systems, Ord. 2003-021,  
23 Petroleum Contamination Clean-up criteria, Ord. 2004-050, Stormwater Pollution and  
24 Prevention, Natural Areas, Ord. 1994-014 and Ord. 1993-003, Water and Irrigation  
25 Conservation as amended to the GNRPB, if there has been a failure to correct a violation

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT B

ARTICLE 2, DEVELOPMENT REVIEW PROCEDURES  
SUMMARY OF AMENDMENTS  
(Updated 11/22/16)

within the time specified by the Code Inspector, if the violation has been repeated, or is of such a nature that it cannot be corrected; [Ord. 2006-004] [Ord. 2010-022]

....

Section 4 STAFF OFFICIALS

G. Development Review Officer (DRO)

2. Powers and Duties

b. to hear, consider, and determine the sufficiency of applications for and recommendations to the /BCC to approve, approve with conditions, or deny applications for development permits for eConditional and requested uUses.

- |    |  |
|----|--|
| 2. | Reflect use of Arabic numbers instead of Roman numbers for excavation types to be consistent with proposed changes in the Excavation Uses chapter of Art. 4, Use Regulations.  |
| 3. | Clarify that the Director of ERM has the authority to review and approve, approve with conditions, or deny applications for Agricultural Excavations in the West County Agricultural Area (WCAA), pursuant to Art. 4.D.3.A, Agricultural Excavation. The provisions for Excavation Uses in Article 4 indicate that approvals for Agricultural Excavation outside of the WCAA, Type 2 Excavation and Type 3 Excavation are administered by both ERM and the PZB Department. |

3. Comments and Recommendations

a. The DRO may seek comments and recommendations from the following PBC departments and divisions, as well as other local government and state government agencies, as deemed appropriate by the DRO: [Ord. 2008-037]

....

15) Department of Environmental Protection (DEP) for Type ~~##~~ 3 Excavation. [Ord. 2008-037]

H. Director of ERM

2. Jurisdiction, Authority and Duties

In addition to the jurisdiction, authority and duties which may be conferred upon the Director of ERM by other provisions of PBC Code and PBC Charter, the Director of ERM shall have the following jurisdictions, authority and duties under this Code:

- a. to review, consider and render interpretations to Article 14, Environmental Standards;
- b. to review and approve, approve with conditions or deny applications for development or permits for sea turtle protection and sand preservation, wetlands protection, wellfield protection, upland vegetation preservation and protection, Agricultural Excavation in the WCAA, water and irrigation conservation, stormwater pollution prevention, and other ordinances as may be assigned by the BCC;

N. Zoning Director

2. Jurisdiction, Authority and Duties

d. to accept applications for, review and prepare staff reports recommending approval, approval with conditions, or denial of applications for re-zonings, Class A and Class B eConditional uUses, ~~requested-uses~~, waivers, site plans, subdivisions, special permits, DRIs and variances;

U:\Zoning\CODEREV\2016\BCC Hearings\URP\1 - RPA\2 Exh. B - Art. 2, Dev Review Procedures.docx

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].

~~Stricken~~ indicates text to be deleted. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT C**

**ART. 3 – OVERLAYS AND ZONING DISTRICTS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)**

1 **Part 1. ULDC Art. 3.A.3.B, Future Land Use (FLU) Designation and Corresponding Standard**  
 2 **Zoning Districts (pages 16 – 18 of 134), is hereby amended, as follows:**  
 3

<b>Reason for Amendment:</b>
1. [Zoning] Establish that the Institutional and Public Facilities District (IPF) Zoning district is consistent with the Utilities and Transportation (U/T) future land use (FLU) designation for the purposes of accommodating development required for certain types of publically held or privately operated utilities that do not fit criteria for the Public Ownership (PO) Zoning district: <ul style="list-style-type: none"> <li>▪ Whereas, FLUE Policy 2.2.9-c indicates that <i>“Transportation and Utility uses may be allowed in all future land use designations, provided the uses are consistent with the Comprehensive Plan and the ULDC.”</i>;</li> <li>▪ Whereas, a number of utility uses may be allowed in the most Zoning districts;</li> <li>▪ Whereas, the ULDC has historically and currently limits the U/T FLU designation to the Public Ownership (PO) Zoning district;</li> <li>▪ Whereas, the PO district is defined in a way that suggests ownership or operation by governmental entities;</li> <li>▪ Whereas, certain publically held utilities, or those that may be privately owned or operated, do not necessarily afford the same level of public input or accountability expected from governmental entities anticipated within the scope of the PO district;</li> </ul> Whereas, the Institutional and Public Facilities (IPF) Zoning district is defined to include <i>“...regional or community uses that are either publically or privately operated.”</i>
<b>Note: See also Part 10, related to new Art. 3.D.3.A.6, Institutional and Public Facilities District (IPF) with UT FLU Designation.</b>

4 **CHAPTER A GENERAL**

5 **Section 3 Zoning District Consistency with the Future Land Use Atlas (FLUA)**

6 **B. Standard Districts**

7 Any application for a rezoning to a Standard Zoning District shall correspond to a FLU  
 8 designation indicated in the table below.  
 9

**Table 3.A.3.B - Future Land Use (FLU) Designation and Corresponding  
Standard Zoning Districts (1)**

FLU Designation	Zoning District					
	....					
	<b>Institutional/ Public and Civic</b>					
INST	IPF					
PARK	IPF					
U/T	PO	<b>IPF (4)</b>				
[Ord. 2006-004] [Ord. 2008-003] [Ord. 2008-037] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2011-016] [Ord. 2014-025] [Ord. 2016-042]						
<b>Notes:</b>						
....						

10 **1. Standard District Exceptions and Limitations**  
 11 The following list of exceptions shall be permitted:  
 12

- 13 ....
- 14 **m.** The IPF District shall only be consistent with the U/T FLU Designation for the purposes of  
 15 accommodating privately owned or operated utility uses, including those considered  
 16 publically held utilities that are not owned or operated by the State of Florida or local PBC  
 17 governmental entity.  
 18

<b>Reason for Amendment:</b>
2. <b>Reason for Amendment:</b> [Zoning] Implement concurrent amendment to the Future Land Use Element (FLUE) of the Comprehensive Plan, which will allow for limited us of the Special Agriculture (SA) future land use (FLU) designation in the Glades Tier, to allow for a Equestrian Waste Recycling Pilot Project.

- 19 **n.** The AP District is consistent with the Special Agriculture (SA) FLU designation where  
 20 necessary to accommodate an Equestrian Waste Management Facility.  
 21

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT C

ART. 3 – OVERLAYS AND ZONING DISTRICTS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

1 Part 2. ULDC Table.3.B.2.B, Airport Use Regulations (Continued) (page 21-23 of 234), is  
2 hereby amended as follows:  
3

Reason for Amendment:

1. [Zoning] Rename, relocate and expand uses where applicable for consistency with revisions to Art. 4, Use Regulations.

4

Table 3.B.2.B - Airport Use Regulations

Use Type	Airport Related Uses	Non-Airport Related Uses	Corresponding Zoning District PDRs (1)	Note (2)	Use Applicable to Specific Airport
<b>Residential Uses</b>					
<del>Security or</del> Caretaker Quarter	S	S	CG or IG	<del>119</del>	All
<b>Commercial Uses</b>					
Auction, <del>Enclosed Indoor</del>		D	CG	<del>16-2</del>	All
Auction, Outdoor		A	CG	<del>16-2</del>	All
<del>Broadcast Studio</del> {Consolidated with Multimedia Production – Industrial Use}		D	<del>CG or IL</del>	21	All
<del>Building Supplies</del> [Concept consolidated with Retail Sales (Commercial Use) and Wholesaling (Industrial Use)]		D	<del>CG or IL</del>	22	All
Car Wash		D	CG or IL	<del>25-4</del>	All
Catering Service	P	D	CG or IL	<del>26-5</del>	All
<del>Contractor Storage Yard</del> [Relocated to Industrial Uses]		D	<del>IG</del>	35	All
<del>Cocktail Lounge</del> [Relocated from Lounge Cocktail, below]	<i>P</i>	<i>A</i>	<i>CG</i>	<del>79-6</del>	All
Convenience Store		D	CG	<del>36-7</del>	All
<del>Convenience Store with Gas Sales</del>		<i>A</i>	<i>CG</i>	37	All
Dispatching Office Service	P	D	CG	<del>42-8</del>	All
Dog Daycare	P	D	CG	<del>43-9</del>	All
Financial Institution	P	<del>D</del> <i>P</i>	CG	<del>55-10</del>	All
<del>Financial Institution with Drive Thru Facilities</del>	<i>P</i>	<i>D</i>	<i>CG</i>	11	All
<del>Financial Institution Freestanding ATM</del>	<i>P</i>	<i>D</i>	<i>CG</i>	12	All
Gas and Fuel Sales, Retail		A	CG	<del>1815</del>	All
Hotel, or Motel, <del>SRO, Rooming and Boarding</del>	P	D	CG	<del>72-17</del>	All
<del>Kennel, Type 2 (Commercial)</del> [Relocated from Agricultural Uses]	<i>P</i>	<i>D</i>	<i>CG or IG</i>	<del>74-1-18</del>	All
<del>Kennel, Type 3 (Commercial Enclosed)</del> [Relocated from Agricultural Uses]	<i>P</i>	<i>D</i>	<i>CG or IG</i>	<del>74-2-19</del>	All
Landscape Service		D	CG or IL	<del>77-20</del>	All
Laundry Service		D	CG or IL	<del>78-21</del>	All
<del>Lounge, Cocktail</del> [Relocated above as Cocktail Lounge]	<i>P</i>	<i>A</i>	<i>CG</i>	79	All
Medical or Dental Office	P	D	CG	<del>83-23</del>	All
Office, Business or Professional	P	D	CG	<del>91-25</del>	All
<del>Parking Garage, Commercial</del>	<i>P</i>	<i>D</i>	<i>CG or IL</i>	95	All
Parking Lot, Commercial	P	D	CG or IL	<del>96-26</del>	All
Pawnshop		A	CG	<del>97-27</del>	All
Personal Services	P	D	CG	<del>98-28</del>	All
<del>Printing and Copying Service</del> [Use consolidated with Retail Sales]	<i>P</i>	<i>D</i>	<i>CG or IL</i>	100	All
Repair and Maintenance, <del>Heavy General</del>	P	A	CG or IG	<del>107-29</del>	All
<del>Repair and Maintenance, Light</del>	<i>P</i>	<i>D</i>	<i>CG or IG</i>	30	All
Repair Services, Limited	P	D	CG or IG	<del>108-31</del>	All
Restaurant, Type <del>#1</del>	P	A	CG	<del>109-32</del>	All
Restaurant, Type <del>#2</del>	P	D	CG	<del>110-33</del>	All
Retail Sales, <del>General</del>	P	D	CG	<del>114-34</del>	All
Retail Sales, Mobile or Temporary		S	CG or IG	<del>115-3</del>	All
Self-Service Storage, <del>Limited Access</del>		D	CG or IG	<del>120-36</del>	All
Self-Service Storage, <del>Multi Access</del>		<i>D</i>	<i>CG or IG</i>	36	All
<del>Single Room Occupancy (SRO)</del>	<i>P</i>	<i>A</i>	<i>CG</i>	<del>72-37</del>	All
<del>Vehicle Equipment Sales and Rental, Heavy</del>		<i>A</i>	<i>CG or IL</i>	39	All
Vehicle Sales and Rental, <del>Light</del>	P	B	CG or IL	<del>135-40</del>	All
Veterinary Clinic	P	D	CG or IL	<del>136-41</del>	All
Vocational <del>School Institution</del>	P	D	CG or IG	<del>137-42</del>	All
[Ord. 2006-036] [Ord. 2008-003][Ord. 2010-009] [Ord. 2010-022] [Ord. 2011-016]					

5  
6  
7  
8

(This space intentionally left blank)

Notes:

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [Relocated to: ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT C

ART. 3 – OVERLAYS AND ZONING DISTRICTS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

1

Table 3.B.2.B - Airport Use Regulations

Use Type	Airport Related Uses	Non-Airport Related Uses	Corresponding Zoning District PDRs (1)	Note (2)	Use Applicable to Specific Airport
<b>Institutional, Public and Civic Uses</b>					
<del>Airport</del> [Relocated to Transportation Uses]	<i>P</i>		<i>PO</i>	<i>10</i>	<i>All</i>
<del>Nonprofit Assembly</del> ; <del>Nonprofit Institutional</del>	D	D	CG	<i>14-10</i>	All
<del>Nonprofit Assembly</del> ; <del>Nonprofit Membership</del>	D	D	CG or IL	<i>15-11</i>	All
Place of Worship		D	CG	<i>29-13</i>	All
Government Services	P	P	CG or IL	<i>63-7</i>	All
<del>Helipad</del> [Relocated to Transportation Uses]	<i>P</i>	<i>A</i>	<i>CG or IL</i>	<i>10</i>	<i>All</i>
<del>Hospital or Medical Center</del>		A	CG	<i>71-9</i>	All
<del>Landing Strip</del> [Relocated to Transportation Uses]	<i>P</i>		<i>CRE or IG</i>	<i>10</i>	<i>All</i>
Entertainment, Indoor	P	D	CG or IL	<i>45-3</i>	All
Entertainment, Outdoor	P		PO	<i>46-4</i>	All
Fitness Center	P	D	CG or IL	<i>56-5</i>	All
Golf Course		D	CG or IL	<i>62-6</i>	All
Park Public		P	CG or IG	<i>94-9</i>	All
Park, Neighborhood		P	CG or IG	<i>92-7</i>	All
<del>Prison, Jail or Correctional Facilities</del>	<i>P</i>	<i>A</i>	<i>CG or IL</i>	<i>14</i>	<i>All</i>
<del>Special Event</del> [Relocated to Temporary Uses]	<i>P</i>	<i>S</i>	<i>CG or IL</i>	<i>124</i>	<i>All</i>
<b>Recreation Uses</b>					
<del>Arena</del> ; <del>Auditorium</del> or Stadium or <del>Amphitheater</del>	P	A	CG	<i>12-1</i>	PBIA
Park, Passive	P	P	CG or IL	<i>93-8</i>	All
<b>Agricultural Uses</b>					
Agriculture, Bona Fide		P	IL	<i>3-1</i>	2
Agriculture, Light Manufacturing		P	IL	<i>4-2</i>	2
Agriculture, Packing Plant		P	IL	<i>5-3</i>	2
Agriculture, Research/Development		P	IL	<i>3-1-4</i>	2
Agriculture, Sales and Service		P	IL	<i>6-6</i>	2
Agriculture, Storage		P	IL	<i>7-7</i>	2
Community Vegetable Garden		P	CG or IL	<i>32-10</i>	2
<del>Kennel, Commercial-Type II</del> [Relocated to Commercial Uses]	<i>P</i>	<i>D</i>	<i>CG or IG</i>	<i>74-1</i>	<i>All</i>
<del>Kennel, Commercial-Type III</del> [Relocated to Commercial Uses]	<i>P</i>	<i>D</i>	<i>CG or IG</i>	<i>74-2</i>	<i>All</i>
Nursery, Retail		D	CG	<i>88-13</i>	All
Shadehouse		P	IL	<i>121-17</i>	2
<b>Utilities &amp; / Excavation Uses / Commercial Communication Towers</b>					
Air Curtain Incinerator		D	CG or IG	<i>9</i>	All
Chipping and Mulching		D	IG	<i>28-1</i>	All
<del>Communication Cell Sites on Wheels (COW) Tower</del> ; <del>Mobile</del> [Relocated to Temporary Uses]	<i>P</i>	<i>P</i>	<i>CG or IG</i>	<i>31</i>	<i>All</i>
<del>Communication Panels, or Antennas, Commercial</del> [Standards relocated to Art. 5]	<i>P</i>	<i>P</i>	<i>CG or IG</i>	<i>31</i>	<i>All</i>
<del>Commercial</del> Communication Towers, <del>Commercial</del>	P	D	CG or IG	<i>31</i>	All
Composting Facility		D	IG	<i>33-2</i>	All
Excavation, Type #2	P	P	CG or IG	<i>49-4</i>	All
Recycling Center	D	D	CG or IG	<i>103-11</i>	All
<del>Recycling Drop-Off Bin</del> [Relocated to Temporary Uses]	<i>D</i>	<i>D</i>	<i>CG or IG</i>	<i>104</i>	<i>All</i>
<del>Recycling Plant</del> [Relocated to Industrial Uses]	<i>P</i>	<i>D</i>	<i>IG</i>	<i>105</i>	<i>All</i>
<del>Minor Utility</del> ; <del>Minor</del>	P	D	CG or IG	<i>134-7</i>	All
<b>Transportation Uses</b>					
<del>Airport</del> [Relocated from Public and Civic Uses]	<i>P</i>		<i>PO</i>	<i>10-1</i>	<i>All</i>
<del>Helipad</del> [FKA Helipad]	<i>P</i>	<i>A</i>	<i>CG or IL</i>	<i>10-2</i>	<i>All</i>
<del>Transportation Facility</del> [Relocated from Industrial Uses]	<i>B</i>	<i>B</i>	<i>CG or IG</i>	<i>133-5</i>	<i>All</i>
[Ord. 2006-036] [Ord. 2008-003] [Ord. 2010-022] [Ord. 2012-007] [Ord. 2013-001]					

2  
3

Notes:

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [Relocated to: ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT C

ART. 3 – OVERLAYS AND ZONING DISTRICTS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

1

Table 3.B.2.B - Airport Use Regulations

Use Type	Airport Related Uses	Non-Airport Related Uses	Corresponding Zoning District PDRs (1)	Note (2)	Use Applicable to Specific Airport
<u>Temporary Uses</u>					
<i>Communication Cell Sites on Wheels (COW) Tower, Mobile</i> [Relocated from Utility Uses]	<i>P</i>	<i>P</i>	<i>CG or IG</i>	<i>31 7 1</i>	<i>All</i>
<i>Recycling Drop-Off Bin</i> [Relocated from Utility Uses]	<i>D</i>	<i>D</i>	<i>CG or IG</i>	<i>104 5</i>	<i>All</i>
<i>Special Event</i> [Relocated from Public and Civic Uses]	<i>P</i>	<i>S</i>	<i>CG or IL</i>	<i>124 6</i>	<i>All</i>
<u>Industrial Uses</u>					
Asphalt or Concrete Plant	P	D	IG	13	All
<i>Contractor Storage Yard</i> [Relocated from Commercial Uses]		<i>D</i>	<i>IG</i>	<i>35 1</i>	<i>All</i>
Data and Information Processing	P	D	CG or IG	<i>38 2</i>	All
<i>Distribution Facility</i>	<i>B</i>	<i>B</i>	<i>CG or IG</i>	<i>133 3</i>	<i>All</i>
<i>Film Multi-Media Production Studio</i>		D	CG or IG	<i>54 10</i>	All
Gas and Fuel, wholesale	P	D	IG	<i>64 5</i>	All
<i>Laboratory, Industrial Research and Development</i>		D	IG	<i>76 13</i>	All
Manufacturing and Processing	P	D	IG	<i>84 8</i>	All
Medical or Dental Laboratory		D	CG or IL	<i>84 9</i>	All
<i>Recycling Plant</i> [Relocated from Utility Uses]	<i>P</i>	<i>D</i>	<i>IG</i>	<i>105 12</i>	<i>All</i>
<i>Transportation Facility</i> [Relocated to Transportation Uses]	<i>B</i>	<i>B</i>	<i>CG or IG</i>	<i>133</i>	<i>All</i>
Warehouse	P	D	IG	<i>138 17</i>	All
Wholesaling, General	P	D	IG	<i>140 18</i>	All
[Ord. 2006-036] [Ord. 2010-022]					
Notes:					
.....					
(2) Reference Art.4, <u>Use Regulations B, Supplementary Use Standards</u> for additional requirements. <u>Supplementary Use Standards.</u>					
Key:					
.....					

2  
3  
4  
5  
6

Part 3. ULDC Art. 3, Overlays and Zoning Districts [Related to Hours of Operation] (pages 27, 140, 141, 164 and 179 of 234), is hereby amended as follows:

<b>Reason for Amendment:</b>
1. [Zoning] Relocate and consolidate hours of operation in new Article 5.E.5, Hours of Operation [Related to Performance Standards].

7

8 CHAPTER B OVERLAYS

9 .....

10 Section 4 GAO, Glades Area Overlay

11 .....

12 F. Planned Industrial Park Development (PIPD)

13 1. Development Standard Exceptions

14 .....

15 **g. Hours of Operation**

16 Any non-residential use located within 250 feet of a residential FLU designation or zoning  
17 district as measured by drawing a straight line from the closest point on the perimeter of  
18 the exterior wall, structure or bay or the limits of any outdoor storage to the residential  
19 property line, shall be subject to the following hours of operation: [Ord. 2014-025]

20 1) Industrial Uses 7:00 a.m. to 7:00 p.m.; [Ord. 2014-025]

21 2) Industrial Uses without Outdoor Activities 6:00 a.m. to 11:00 p.m.; and, [Ord. 2014-  
22 025]

23 3) Commercial Uses and all Loading Activities 6:00 a.m. to 11:00 p.m. [Ord. 2014-  
24 025]

25 .....

(This space intentionally left blank)

26

Notes:

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [Relocated to: ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

..... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT C

ART. 3 – OVERLAYS AND ZONING DISTRICTS
SUMMARY OF AMENDMENTS
(Updated 12/14/16)

Part 4. ULDC Art. 3.B.6, LOSTO, Lake Okeechobee Scenic Trail Overlay (page 30 of 234), is hereby amended as follows:

Table with 2 columns: Reason for amendments: [Zoning] and list of amendments regarding LOSTO regulations.

CHAPTER B OVERLAYS

Section 6 LOSTO, Lake Okeechobee Scenic Trail Overlay

C. Use Regulations

Uses permitted as of right Permitted by Right in the underlying district are permitted as of right Permitted by Right in the LOSTO. In addition, the following uses shall be permitted subject to Article 4.B, Supplementary Use Standards:

- 1. Bed and Breakfast;
2. Camping Cabin;
3. Catering Service;
4. Offices, Business or Professional;
5. Restaurant, Specialty;
6. Retail Sales, general;
7. Stable, Commercial.

Part 5. ULDC Art. 3.B.9.D.5.a, Permitted Uses [Related to PBIA], (pages 35, of 234), is hereby amended as follows:

Table with 2 columns: Reason for amendments: [Zoning] and list of amendments regarding PBIA permitted uses.

CHAPTER B OVERLAYS

Section 9 PBIAO, Palm Beach International Airport Overlay

D. Uses

5. Nonconforming Uses

a. Permitted Uses

All applications for a permitted use in the PBIAO shall be reviewed in accordance with Table 4.A.3.A, Use Matri, and Article 16, AIRPORT REGULATIONS. [Ord. 2004-051]

[Re-number accordingly.]

E. Review Procedures

1. Industrial Rezoning in Residential FLUA Designations

b. Rezoning Criteria

- 3) Lands within the PBIAO that are ...
c) The following uses shall be prohibited: salvage junk yards, machine or welding shops, hazardous waste facilities, solid waste facilities, bulk storage facilities, transportation and multi-modal facilities, large-scale repair and heavy equipment

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].

Stricken indicates text to be deleted.

Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT C**

**ART. 3 – OVERLAYS AND ZONING DISTRICTS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)**

1 repair and service facilities, petroleum and coal-derivations-manufacturing and  
2 storage facilities, heliports, helipads, airstrips, hangers and accessory facilities,  
3 and Type ~~III~~ 3 Excavation. [Ord. 2004-051]  
4

5 ....

6  
7 **Part 6. ULDC Art. 3.B.10.C.1, Prohibited Noise Sensitive Uses [Related to RTO, Research and**  
8 **Technology Overlay] (page 38 of 234), is hereby amended as follow**  
9

<b>Reason for Amendment:</b>
1. [Zoning] Rename uses for consistency with revisions to Art. 4, Use Regulations.

10 **CHAPTER B OVERLAYS**

11 **Section 10 RTO, Research and Technology Overlay**

12 **C. Use Regulations**

13 **1. Prohibited Noise Sensitive Uses:**

- 14 ....  
15 d. Hospitals, ~~medical centers.~~  
16  
17

18 **Part 7. ULDC Art. 3.B.11.C, Use Regulations [Related to CGCFO, Sugar Cane Growers**  
19 **Cooperative of Florida Protection Area Overlay] (page 38-39 of 234), is hereby**  
20 **amended as follows:**  
21

<b>Reason for Amendment:</b>
1. [Zoning] Rename uses for consistency with revisions to Art. 4, Use Regulations.

22 **CHAPTER B OVERLAYS**

23 **Section 11 SCGCFO, Sugar Cane Growers Cooperative of Florida Protection Area Overlay**

24 **C. Use Regulations**

25 The following uses ~~shall~~ may be permitted in the SCGCFO, subject to Article 4, Use Regulations,  
26 and the following: 4.A, USE CLASSIFICATION: [Ord. 2004-040]  
27

<b>Permitted Uses Permitted by Right:</b>	<b>DRO Uses:</b>
....	....
	<del>Minor Utility, Minor</del>
	Vocational <del>school Institution</del>
	Water or <del>Wastewater Treatment p</del> Plant
<b>Class A Conditional Uses:</b>	<b>Special Permit:</b>
Electric Power <del>Facility Plant</del>	....
....	<del>Security/Caretaker's q</del> Quarters
....	
[Ord. 2013-001]	

28 ....

29  
30  
31 **Part 8. ULDC Art. 3.B.13, TAPO Turnpike Aquifer Protection Overlay (pages 39-40 of 234), is**  
32 **hereby amended as follows:**  
33

<b>Reason for Amendment:</b>
1. [Zoning] Rename uses for consistency with revisions to Art. 4, Use Regulations.

34 **CHAPTER B OVERLAYS**

35 **Section 13 TAPO, Turnpike Aquifer Protection Overlay**

36 ....  
37 **C. Exemption**

38 All development and uses which existed within the revised TAPO boundaries, as described in  
39 Article 3.B.14.D, Boundaries around Water or Wastewater Treatment Plant (WTP) ....

40 **D. Boundaries**

41 The TAPO boundaries shall generally be described as two areas around Water or Wastewater  
42 Treatment Plant (WTP) 3 and 8.

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be ~~deleted~~.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT C

ART. 3 – OVERLAYS AND ZONING DISTRICTS
SUMMARY OF AMENDMENTS
(Updated 12/14/16)

1
2
3
4
5
6
7
8
9
10
11
12

....
2. ....

The specific boundaries are depicted on maps and legal descriptions incorporated herein and made a part of this Code. See Appendix 1, Legal Description Water or Wastewater Treatment Plant No. 3, and Appendix 2, Legal Description Water or Wastewater Treatment Plant No. 8.

....

Part 9. ULDC Art. 3.B.14, WCRAO, Westgate Community Redevelopment Area Overlay (pages 41-53 of 234), is hereby amended as follows:

Table with 10 rows detailing amendments to the WCRAO. Each row contains a numbered list item and a description of the change, such as 'Convenience Store with Gas Sales stricken to cross reference existing WCRAO limitations...' and 'Repair and Maintenance, General stricken to cross reference existing WCRAO limitations...'

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].

Stricken indicates text to be deleted.

Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT C**

**ART. 3 – OVERLAYS AND ZONING DISTRICTS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)**

	noise related impacts on adjacent or surrounding uses. Neighborhood streets are used for test drives, vehicles are often parked or inventory stored in adjacent vacant lots or in swales along the R-O-W creating a persistent Code Enforcement issue, both in the NG Sub-area and increasingly in the NC Sub-area. The requirement for mixed use in the NC Sub-area discourages these types of uses in new development, however, by prohibiting General Repair and Maintenance, both Heavy and Light, Retail Gas and Fuel, and Vehicle and Equipment Sales and Rental uses in the NC Sub-area of the WCRAO, clarity of intent is established and the WCRA is afforded the opportunity to attract new investment and a mix of vibrant uses to the Westgate Avenue corridor.
11.	Live/Work Unit is stricken to cross reference the deletion of this use pursuant to Use Regulations amended language.
12.	The Westgate CRA has identified the need to amend certain use regulations to better facilitate the CRA's objective of eliminating slum and blight in the Westgate community redevelopment area. This amendment seeks to add a more restrictive approvals process and more stringent property development regulations to the Contractor Storage Yard use to mitigate for potentially harmful impacts. A Contractor Storage Yard is an intense, operationally active industrial use that can have a negative impact on surrounding areas, particularly if adjacent or nearby residentially zoned districts. The use is not only visually unappealing, it can generate noise, increased heavy truck traffic, and possible environmental impacts from the storage of certain construction material. The Westgate CRA believes this use to be inappropriate for an urban redevelopment area. Where allowed on industrially zoned parcels in the UG and UI Sub-areas of the WCRAO, the use will require a Class A conditional use approval by the BCC providing an opportunity for the concerns of neighboring community residents to be heard via the public hearing process. A required accessory office structure serves to screen the storage yard and prevent stand-alone outdoor storage. The accessory office structure must meet the setbacks, build to line, minimum frontage, and building coverage property development standards of the UI or UG Sub-area to create better building presence.

1 **CHAPTER B OVERLAYS**

2 **Section 14 WCRAO, Westgate Community Redevelopment Area Overlay**

3 ....

4

**Table 3.B.14.E - WCRAO Sub-area Use Regulations**

Sub-areas	NR	NRM	NG	NC	UG	UH	UI	NOTE (2)
....								
<b>Commercial Uses</b>								
Adult <del>e</del> Entertainment (3)	X	X	X	X	X	X	X	<b>4.B.2.C.1</b>
<del>Convenience Store</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	-	-	-	<b>4.B.2.C.7</b>
<del>Convenience Store with Gas Sales</del>	<del>X</del>	<del>X</del>	<del>X</del>	-	-	-	-	<b>37</b>
<del>Employment Agencies (5)</del>								<b>41</b>
<del>Day Labor Employment Service</del>	X	X	X	X	X	X	X	<b>4.B.2.C.25</b>
<del>Gas and Fuel Sales, Retail</del>	X	X	X	<del>X</del>	-	-		<b>18</b>
<del>Repair and Maintenance, General</del>	<del>X</del>	<del>X</del>	<del>X</del>	-	-	-	-	<b>107</b>
<del>Repair and Maintenance, Heavy</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	-	-	-	<b>4.B.2.C.29</b>
<del>Repair and Maintenance, Light</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	-	-	-	<b>4.B.2.C.30</b>
<del>Self-sService Storage</del>	X	X	X	X	-	-	-	<b>120</b>
<del>Vehicle Sales and Rental</del>	<del>X</del>	<del>X</del>	<del>X</del>	-	-	-	-	<b>135</b>
<del>Vehicle Sales and Rental, Light</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	-	-	-	<b>4.B.2.C.3840</b>
<del>Vehicle or Equipment Sales and Rental, Heavy</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	-	-	-	<b>4.B.2.C.39</b>
<del>Office Warehouse</del>	X	X	X	X	A (1)	A (1)	A (1)	<b>138</b>
<del>Work/Live Space or Live/Work Unit</del>	X	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	<b>141, 141-2</b>
								<b>4.B.2.C.43</b>
<b>Industrial Uses</b>								
<del>Contractor Storage Yard</del>	-	-	-	-	<del>A</del>	-	<del>A</del>	<b>4.B.5.C.1</b>
[Ord. 2006-004] [Ord. 2007-013] [Ord. 2009-040] [Ord. 2010-022] [Ord. 2011-016] [Ord. 2012-007]								
Notes:								

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT C**

**ART. 3 – OVERLAYS AND ZONING DISTRICTS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)**

1.	Limited to lots with a CH or IND FLU Designation and corresponding zoning district. [Ord. 2006-004]
2.	A number in the NOTE column refers to Art 4.B, Supplementary Use Standards, which are applicable to the use. [Ord. 2006-004]
3.	Adult entertainment shall also be prohibited as an accessory use to other principal uses within the sub-areas. [Ord. 2007-013]
4.	Limited to lots with a CH or CL FLU Designation and corresponding zoning district. [Ord. 2007-013]
5.	<u>Employment Agencies as contained in Art. 4 under Office, Business or Professional.</u>
<b>Key:</b>	
X	Prohibited in Sub-area.
-	Subject to Use Regulations of zoning district.
P	Permitted by Right. [Ord. 2007-013] [2009-040]
A	Class A Conditional <u>or Requested Use</u>

<b>Reason for Amendment:</b>
1. [Zoning] Rename uses for consistency with revisions to Art. 4, Use Regulations.

**F. Property Development Regulations (PDRs)**

**1. Sub-area PDRs**

.... Single-family dwellings shall only be required to comply with the Minimum Lot Depth and Accessory Dwelling Quarters requirements of Sub-area PDRs. [Ord. 2006-004] [Ord. 2008-003]

**Table 3.B.14.F - WCRAO Sub-area PDRs**

Sub-areas	NR	NRM	NG	NC	UG	UH	UI
<b>Maximum Height (7)</b>							
<u>Accessory Dwelling Quarters</u> Max. Height/Stories	2 stories and 25'			-	-	-	-
<b>Other</b>							
[Ord.2006-004] [Ord. 2010-022] [Ord. 2015-031]							
<b>Key</b>							
<b>Notes:</b>							

**Table 3.B.14.G - WCRAO Supplementary Standards by Sub-Area**

Sub-areas	NR	NRM	NG	NC	UG	UH	UI
<b>Minimum Enclosed Living Area</b>							
<u>Accessory Dwelling Quarters</u>	300 s.f	300 s.f	300 s.f	-	-	-	-
<b>Location of Accessory <u>Dwelling Quarters</u> and Garages:</b>							
[Ord. 2006-004] [Ord. 2009-040] [Ord. 2015-031]							
<b>Notes:</b>							

**G. Supplementary Standards**

**1. Accessory and Prohibited Uses**

**b. Accessory Dwelling Quarters and Garages**

Accessory dwelling Quarters and garages shall meet the requirements of Table 3.B.14.G, WCRAO Supplementary Standards by Sub-Area and Figure 3.F.3.E, TND Garages. [Ord. 2006-004]

**Part 10. ULDC Art. 3.B.15, Infill Redevelopment Overlay (IRO) (pages 78-88, of 234), is hereby amended as follows:**

<b>Reason for amendments:</b> [Zoning]
1. Provide link to relocated Use Matrices, due to relocation of Infill Redevelopment Overlay (IRO) Use Schedule to new consolidated Use Matrices in Article 4, Use Regulations, where all zoning district or specific Overlay use standards are grouped by classification.
2. Rename uses for consistency with revisions to Art. 4, Use Regulations.

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be ~~deleted~~.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT C

ART. 3 – OVERLAYS AND ZONING DISTRICTS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

CHAPTER B OVERLAYS

Section 15 INFILL REDEVELOPMENT OVERLAY (IRO)

F. Design and Development Standards

7. Use Standards

The standards of the IRO allow only those uses that have been indicated on a DRO approved FSP or FSBP to be eligible to apply for building permits or a business tax receipt (BTR). Where permitted, uses may also be further restricted by TZ, building type and number or floor location. [Ord. 2010-005]

a. Permitted Uses

See Article 4, Use Regulations, Table 3.B.16.F, IRO Permitted Use Schedule identifies the permitted and requested uses allowed for an IRO project. [Ord. 2010-005]

Table 3.B.15.F – IRO Permitted Use Schedule

Use Type	Land Use				N O T E	Use Type	Land Use				N O T E
	C L	C H	C L O	C H O			C L	C H	C L O	C H O	
<b>Residential Uses</b>						<b>Commercial Uses (continued)</b>					
Townhouse	D	D	D	D	132	Green Market	D	D	L	L	64
Multi-family	D	D	D	D	87	Hotel, Motel, SRO, Rooming And Boarding	A	D			72
Accessory Dwelling	D	D	D	D	1	Kennel, Type III (Enclosed)	D	D			74-2
CLF, Type I	D	D	D	D	34	Kiosk	D	D	D	D	75
CLF, Type II	D	D	D	D	34	Laundry Services	D	D			78
CLF, Type III	A	D	A	D	34	Lounge, Cocktail	A	A			79
Garage Sale	D	D	D	D	60	Office, Medical or Dental	D	D	D	D	83
Guest Cottage	D	D	D	D	66	Office, Business or Professional	D	D	D	D	94
Home Occupation	D	D	D	D	70	Parking Garage, Commercial	D	D			95
Nursing Facility	D	D	D	D	90	Parking Lot, Commercial	D	D			96
Security or Caretakers Quarters	D	D	D	D	119	Pawnshop	A	D			97
<b>Commercial Uses</b>						Personal Services	D	D			98
Auction, Enclosed		D			16	Printing and Copying	D	D	D	D	100
Auto Paint or Body Shop		A			17	Repair and Maintenance, General	A	A			107
Broadcast Studio	D	D	D	D	21	Repair Services, Limited	D	D			108
Building Supplies	D	D			22	Restaurant, Type I	A	A			109
Car Wash	A	A			25	Restaurant, Type II	D	D			111
Catering Service	D	D			26	Retail Sales, Auto Accessories and Parts	D	D			113
Convenience Store	D	D			36	Retail Sales, General	D	D			114
Convenience Store with Gas Sales	A	A			37	Retail Sales, Mobile or Temporary	D	D			115
Day Labor and Employment Service		A			41	Self Service Storage	D	D			120
Dispatching Office		D			42	Theater, Indoor	D	D			128
Dog Daycare	D	D	L	L	43	Vehicle Sales and Rental	A	A			135
Financial Institution	A	A	A	D	55	Veterinary Clinic	D	D			136
Flea Market, Enclosed		D			57	Vocational School	D	D	D	D	137
Funeral Home or Crematory		A			59	Work/Live Space	D	D	D	D	144-1
Gas and Fuel, Retail	A	A			48	Live/Work Unit	D	D			144-2

[Ord. 2010-005] [Ord. 2010-022] [Ord. 2011-016]

Key:

- P Permitted by right.
- D Permitted subject to DRO approval.
- L Permitted only where accessory to a permitted use.
- S Permitted subject to Special Permit approval.
- A Permitted subject to Board of County Commission Approval.

(This space intentionally left blank)

Notes:

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT C

ART. 3 – OVERLAYS AND ZONING DISTRICTS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

1

Table 3.B.15.F – IRO Permitted Use Schedule (continued)

Use-Type	Land-Use				N O T E	Use-Type	Land-Use				N O T E
	C L	C H	C L O	C H O			C L	C H	C L O	C H O	
<b>Public and Civic Uses</b>						<b>Utilities and Excavation</b>					
College or University	D	D			30	Air Stripper, Remedial	D	D	D	D	11
Day-Camp	D	D			39	Communication Cell Sites on Wheels (COW) Tower, Mobile	S	S	S	S	34
Day-Care, General	A	A			40	Communication Panels or Antennas, Commercial	D	D	D	D	31
School, Elementary or Secondary	D	D	D	D	118	Communication Tower, Commercial	A	A	A	A	31
Day-Care, Limited	A	D			40	Electric Transmission Facility	A	A	A	A	44-2
Government Services	D	D	D	D	63	Excavation, Type II	A	A	A	A	49
Helipad	A	A	A	A	10	Recycling Drop-Off Bin	D	D			105
Hospital or Medical Center	D	D		D	71	Utility, Minor	D	D	D	D	134
<b>Recreation Uses</b>						<b>Industrial Uses</b>					
Entertainment, Indoor	D	D			45	Data Information Processing	D	D	D	D	38
Fitness Center	D	D			56	Film Production Studio		D		D	54
Gun Club, Enclosed		D			67-1	Laboratory, Industrial Research	A	D	A	D	76
Marine Facility	D	D			82	Medical or Dental Laboratory		D		D	84
Park, Passive	D	D	D	D	93						
Park, Public	D	D	D	D	94						
Park, Neighborhood	D	D	D	D	92						
Special Event	S	S	S	S	124						
<b>Agricultural Uses</b>											
Agriculture, Sales/Service	D	D			6						
Farmers Market	D	D			52						
[Ord. 2010-005] [Ord. 2012-007] [Ord. 2013-001] [Ord. 2014-025] [Ord. 2016-016]											
<b>Key:</b>											
P Permitted by right.											
D Permitted subject to DRO approval.											
L Permitted by right, subject to accessory use limitations.											
S Permitted subject to Special Permit approval.											
A Permitted subject to Board of County Commission Approval.											

2  
3  
4

Table 3.B.15.F. - Townhouse Lot and Building Configuration PDRs

....
[Ord. 2010-005]
<b>Notes:</b>
....
3. Townhouse, including wings, garages or Accessory Dwelling Quarters shall comply with ....
....

5  
6  
7

Table 3.B.15.G - Type I Waivers

Requirements	Maximum Waiver	Minimum Justification Criteria of Review
<b>Internal Street Standards</b>		
....		
<b>Interconnectivity Standards</b>		
Art. 3.B.15.F.4, Interconnectivity Standards	No interconnectivity requirement.	Document prohibition by Federal, State, local or other laws that serve to establish limited access standards necessary to protect facilities such as Water or Wastewater Treatment Plant, jails, or other similar facilities.
....		

8  
9

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:**].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:**].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT C

ART. 3 – OVERLAYS AND ZONING DISTRICTS
SUMMARY OF AMENDMENTS
(Updated 12/14/16)

1 Part 11. ULDC Art. 3.B.16.E, PRA Use Matrix (pages 85 and 90 of 229), is hereby amended as
2 follows:
3

Reason for amendments: [Zoning]
1. Provide link to relocated Use Matrices, due to relocation of PRA Use Matrix to new consolidated Use
Matrices in Article 4, Use Regulations, where all zoning district or specific Overlay use standards are
grouped by classification.
2. Delete scrivener's error reference to Use Matrices for other Zoning Districts and Overlays.
3. Rename uses for consistency with revisions to Art. 4, Use Regulations.

4 CHAPTER B OVERLAYS

5 Section 16 Urban Redevelopment Area Overlay (URAO)

6 E. Additional PRA Use Regulations Matrix
7 The list of uses permitted within the URAO shall be in accordance with Art. 4, Use Regulations,
8 and with the following. [Ord. 2011-016]
9 1. Standard Districts, PDD's, TDDs or Other Overlays
10 Uses permitted in standard Zoning districts, PDDs or other Zoning Overlays shall be in
11 accordance with Table 4.A.3.A, Use Matrix, Table 3.E.1.B, PDD Use Matrix, Table 3.F.1.F,
12 TDD Permitted Use Schedule, or any applicable Art. 3.B, Overlays use matrices or similar
13 provisions. [Ord. 2011-016]
14 12. Right to Continue or Change Uses UC or UI Districts
15 The list of permitted land uses for parcels with UC or UI Zoning shall be in accordance with
16 Table 3.B.16.E, PRA Permitted Use Schedule, and the following: [Ord. 2011-016]
17 a. Right To Continue or Change Uses
18 Those uses that were legally established prior to the adoption of ....
19 a.1) Listed in Table 3.B.16.E, PRA Use Matrix the use matrices contained in Article 4, Use
20 Regulations; [Ord. 2011-016]
21 b.2)....
22 c.3)....
23 d.4)....
24 b. New Uses in Compliance PRA Requirements
25 New Uses for Development Orders for new construction of buildings, structures or
26 outdoor uses that complies with all PRA requirements, including any approved Waivers,
27 shall be permitted in accordance with Table 3.B.16.E, PRA Use Matrix for the applicable
28 Zoning District and Transect Zone. Variances or Waivers from the requirements of Table
29 3.B.16.E, PRA Use Matrix shall be prohibited. [Ord. 2011-016]
30 23. Residential Uses
31 Residential uses may be permitted-allowed on any floor, with exception to the following:
32 [Ord. 2011-016]
33 ....

Reason for amendments:[Zoning]
4. Per Florida Statutes 419.001(3)(c), Type 1 CLF shall be treated the same as a Single Family use.

34 b. Single Family Dwelling Units and Type 1 CLF shall not be permitted to front on Slip Street
35 or Primary Street Frontages. [Ord. 2011-016]
36

37 34. Outdoor Uses
38
39
40

This space intentionally left blank.

Notes:
Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].
Stricken indicates text to be deleted.
Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT C

ART. 3 – OVERLAYS AND ZONING DISTRICTS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

1

Table 3.B.16.E – PRA Use Matrix (1)(2)(3)

Use Type	Transect Sub-Zones					Note
	UC 1	UC 2	UC 3	UI 1	UI 2	
<b>Residential Uses</b>						
Single Family	P	P	P	P	P	122
Zero-Lot-Line	D	D	D	D	D	142
Townhouse	D	D	D	D	D	132
Multi-family	D	D	D	D	D	82
Accessory Dwelling	D	D	D	D	D	1
Congregate Living Facility, Type 1	D	D	D	D	D	34
Congregate Living Facility, Type 2	D	D	D	D	D	34
Congregate Living Facility, Type 3	D	D	D	D	D	34
Estate Kitchen	D	D	D	D	D	48
Garage Sale	P	P	P	P	P	60
Guest Cottage	D	D	D	D	D	66
Home Occupation	P	P	P	P	P	70
Kennel, Type I (Private)	D	D	D	D	D	73
Nursing Convalescent Facility	D	D	D	D	D	90
Security or Caretaker Quarters	D	D	D	D	D	119
<b>Commercial Uses</b>						
Adult Entertainment	S	S		S		2
Auction, Enclosed (4)	D	D	D	D	D	16
Auto Paint or Body Shop	A	A	A	A	A	17
Gas and Fuel Retail	A	A	A	A	A	18
Bed and Breakfast	D	D	D	D	D	20
Broadcast Studio	D	D	D	D	D	21
Car Wash	D	D	D	D	D	25
Catering Services	D	D	D	D	D	26
Convenience Store	D	D	D	D	D	36
Convenience Store with Gas Sales	D	D	D	D	D	37
Crematory	A	A	A	A	A	59-2
Day Labor Employment Service	A	A	A	A	A	41
Dispatching Office	D	D	D	D	D	42
Dog Daycare	D	D	D	D	D	43
Financial Institution	D	D	D	D	D	55
Flea Market, Open	A	A	A	A	A	58
Flea Market, Enclosed	D	D	D	D	D	57
Funeral Home	D	D	D	D	D	59-1
Green Market	D	D	D	D	D	64
Hotel, Motel, SRO, Rooming and Boarding	D	D	D	D	D	72
Kennel, Type III (Commercial Enclosed)	D	D	D	D	D	74-2
Kennel, Type IV (Animal Shelter)	A	A	A	A	A	74-3
Kiosk	D	D	D	D	D	75
Laundry Services (4)	D	D	D	D	D	78
Lounge, Cocktail	D	D	A	D	A	79
Medical or Dental Office (4)	D	D	D	D	D	83
Monument Sales, Retail	D	D	D	D	D	86
<b>[Ord. 2011-016] [Ord. 2013-001]</b>						
<b>Note:</b>						
1. Deviations from this table shall be prohibited.						
2. Any outdoor uses shall comply with Art. 3.B.16.E.4.a, Residential Setbacks						
3. Those uses that were legally established prior to the adoption of Zoning Resolutions R-10-1344 and R-10-1345 (Applications 2010-00667 and 00668, UC and UI Districts, respectively) shall be permitted to continue in accordance with Art. 1.E, Prior Approvals, or 1.F, Non-conformities. Change in use permitted subject to limitations of Art. 3.B.16.E.2.a, Right to Continue or Change Use.						
4. The change in use for a previously approved non-residential structure shall be permitted by right, if in compliance with Art. 3.B.16.E.2.a, Right to Continue or Change Use.						
<b>Key:</b>						
<b>P</b> Permitted by Right						
<b>S</b> Permitted subject to Special Permit approval.						
<b>D</b> Permitted subject to DRO approval.						
<b>B</b> Permitted subject to Zoning Commission Approval.						
<b>A</b> Permitted subject to Board of County Commission Approval.						

2

Notes:

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT C

ART. 3 – OVERLAYS AND ZONING DISTRICTS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

Table 3.B.16.E – PRA Use Matrix (1)(2)(3)

Use Type	Transect Sub-Zones					Note
	UC-1	UC-2	UC-3	UI-1	UI-2	
<b>Commercial Uses</b>						
Office, Business or Professional (4)	D	D	D	D	D	94
Parking Garage, Commercial	D	D	D	D	D	95
Parking Lot, Commercial	A	A	A	A	A	96
Pawnshop	A	A	A	A	A	97
Personal Services (4)	D	D	D	D	D	98
Printing and Copying Services (4)	D	D	D	D	D	100
Real Estate Sales Model						102
Repair and Maintenance, General	D	D	D	D	D	107
Repair Services, Limited (4)	D	D	D	D	D	108
Restaurant, Type I	D	D	D	D	D	109
Restaurant, Type II	D	D	D	D	D	111
Retail Sales, Auto Accessories and Parts (4)	D	D	D	D	D	113
Retail Sales, General (4)	D	D	D	D	D	114
Retail Sales, Mobile or Temporary	S	S	S	S	S	115
Self-Service Storage	D	D	D	D	D	120
Theater, Indoor	D	D	A	D	A	129
Vehicle Sales and Rental	D	D	D	D	D	135
Veterinary Clinic	D	D	D	D	D	136
Vocational School (4)	D	D	D	D	D	137
Work/Live Space	D	D	D	D	D	141-1
Live/Work	D	D	D	D	D	141-2
<b>Public and Civic Uses</b>						
Assembly, Nonprofit Institutional	D	D	D	D	D	14
Assembly, Nonprofit Membership	D	D	D	D	D	15
College or University <sup>2</sup>	D	D	D	D	D	30
Day Camp	D	D	D	D	D	39
Day Care, General	D	D	D	D	D	40
Day Care, Limited	D	D	D	D	D	40
Government Services	D	D	D	D	D	63
Helipad	A	A		A		10
Hospital or Medical Center	D	D	D	D	D	71
Homeless Resource Center	A	A	A	A	A	70-1
Place of Worship	D	D	D	D	D	29
School, Elementary or Secondary	D	D	D	D	D	118
<b>Recreational Uses</b>						
Entertainment, Indoor	D	D	D	D	D	45
Entertainment, Outdoor	A	A	A	A	A	46
Fitness Center	D	D	D	D	D	56
Gun Club, Enclosed	A	A	A	A	A	67
Park, Passive	D	D	D	D	D	93
Park, Public	D	D	D	D	D	94
Park, Neighborhood	D	D	D	D	D	92
Special Event	S	S	S	S	S	124
<b>[Ord. 2011-016] [Ord. 2012-007]</b>						
<b>Note:</b>						
1. Deviations from this table shall be prohibited.						
2. Any outdoor uses shall comply with Art. 3.B.16.E.4.a, Residential Setbacks						
3. Those uses that were legally established prior to the adoption of Zoning Resolutions R-10-1344 and R-10-1345 (Applications 2010-00667 and 00668, UC and UI Districts, respectively) shall be permitted to continue in accordance with Art. 1.E, Prior Approvals, or 1.F, Non-conformities. Change in use permitted subject to limitations of Art. 3.B.16.E.2.a, Right to Continue or Change Use.						
4. The change in use for a previously approved non-residential structure shall be permitted by right, if in compliance with Art. 3.B.16.E.2.a, Right to Continue or Change Use.						
<b>Key:</b>						
<b>P</b> Permitted by Right						
<b>S</b> Permitted subject to Special Permit approval.						
<b>D</b> Permitted subject to DRO approval.						
<b>B</b> Permitted subject to Zoning Commission Approval.						
<b>A</b> Permitted subject to Board of County Commission Approval.						

1  
2

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:**].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:**].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT C

ART. 3 – OVERLAYS AND ZONING DISTRICTS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

1

Table 3.B.16.E – PRA Use Matrix (1)(2)(3)

Use Type	Transect Sub-Zones					Note
	UC 1	UC 2	UC 3	UI 1	UI 2	
<b>Agricultural Uses</b>						
Community Vegetable Garden (4)	D	D	D	D	D	32
Farmers Market (4)	D	D	D	D	D	52
Nursery, Retail	D	D	D	D	D	88
Produce Stand	S	S	S	S	S	101
<b>Utilities and Excavation</b>						
Air Stripper, Remedial	A	A	A	A	A	11
Communication Cell Sites on Wheels (COWS)	S	S	S	S	S	31
Communication Panels, or Antennas, Commercial	A	A	A	A	A	31
Communication Tower, Commercial	A	A	A	A	A	31
Electrical Transmission Facility	A	A	A	A	A	44-2
Recycling Drop-Off Bin	D	D	D	D	D	104
Utility, Minor	D	D	D	D	D	134
Water or Treatment Plant	A	A	A	A	A	139
<b>Industrial Uses</b>						
Data Information Processing	D	D	D	D	D	38
Film Production Studio	D	D	D	D	D	54
Laboratory, Industrial Research	D	D	A	D	A	76
Medical or Dental Laboratory (4)	D	D	D	D	D	84
Transportation Facility	A			A		133
<b>[Ord. 2011-016] [Ord. 2013-001]</b>						
<b>Note:</b>						
1. Deviations from this table shall be prohibited.						
2. Any outdoor uses shall comply with Art. 3.B.16.E.4.a, Residential Setbacks						
3. Those uses that were legally established prior to the adoption of Zoning Resolutions R-10-1344 and R-10-1345 (Applications 2010-00667 and 00668, UC and UI Districts, respectively) shall be permitted to continue in accordance with Art. 1.E, Prior Approvals, or 1.F, Non-conformities. Change in use permitted subject to limitations of Art. 3.B.16.E.2.a, Right to Continue or Change Use.						
4. The change in use for a previously approved non-residential structure shall be permitted by right, if in compliance with Art. 3.B.16.E.2.a, Right to Continue or Change Use.						
<b>Key:</b>						
P Permitted by Right						
S Permitted subject to Special Permit approval.						
D Permitted subject to DRO approval.						
B Permitted subject to Zoning Commission Approval.						
A Permitted subject to Board of County Commission Approval.						

2  
3  
4

Table 3.B.16.F - PRA Townhouse Lot and Building Configuration PDRs

....
<b>[Ord. 2010-022] [Ord. 2011-016]</b>
<b>Notes:</b>
5. Townhouse, including wings, garages or <del>accessory dwelling</del> <u>Accessory Quarters</u> shall comply with minimum common wall requirements unless set back from the side PL a minimum of five feet; and, shall comply with Art. 3.D.2.C, Prohibited Openings and Attachments except for any first floor that is set back a minimum of ten feet from the PL. <b>[Ord. 2010-022] [Ord. 2011-016]</b>

5  
6  
7

Table 3.B.16.G - Type I and II URAO Waivers (1)

Art./Table Reference and Title	Type I Waivers Limitations/Criteria	Type II Waiver Limitations/Criteria
....		
<b>Interconnectivity Standards</b>		
Art. 3.B.16.F.5, Interconnectivity Standards	No interconnectivity required for the following: > Document prohibition by Federal, State, local or other laws that serve to establish limited access standards necessary to protect facilities such as Water or <u>Wastewater</u> Treatment Plant, jails or other similar uses.	No Waiver
....		

8  
9  
10

This space intentionally left blank

Notes:

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT C

ART. 3 – OVERLAYS AND ZONING DISTRICTS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

1 Part 12. ULDC Table 3.D.1.A, Property Development Regulations [Related to PDRs for Standard  
2 Zoning Districts] (page 127 of 234), is hereby amended as follows:  
3

**Reason for Amendment:**  
1. [Zoning] Recognize that concurrent amendments to the FLUE of the Plan to allow for limited use of the Special Agriculture (SA) future land use designation in the Glades Tier with the Agriculture Production (AP) Zoning district, necessitates an increase in permitted Building Coverage. Whereas, the maximum 10% Building Coverage in the AP district corresponds to the maximum 0.10 FAR permitted for the AP FLU designation, the SA FLU designation allows for a maximum 0.15 FAR, and there is no need to encourage vertical development for agricultural support uses, which tend to be one-story as a matter of function. Hence, the Building Coverage needs to be increased to allow for a reasonable use of the greater FAR afforded to the SA FLU designation.

4 **Table 3.D.1.A - Property Development Regulations**

Zoning District	Min Lot Dimensions			Density (6)		Max FAR (7)	Max Building Coverage	Min Setbacks (12)			
	Size	Width and Frontage	Depth	Min	Max			Front	Side	Side Street	Rear
<b>Agriculture/Conservation</b>											
....	....	....	....	....	....	....	....	....	....	....	....
AP	10 ac.	300	300	-	(1)		10% (14)	100	50	80	100
....	....	....	....	....	....	....	....	....	....	....	....
[Ord. 2005 – 002] [Ord. 2005-041] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2012-027]											
<b>Notes:</b>											
.... .... 14. <u>Maximum Building Coverage in the AP district with a SA FLU designation may be increased to 15 percent.</u>											

5  
6 Part 13. ULDC Art. 3.D.3.A District Specific Regulations (pages 136-137, 140-141 of 234), is  
7 hereby amended as follows:  
8

**Reason for amendments:** [Zoning]  
1. Rename uses for consistency with changes done in Article 4, Use Regulations.  
2. Relocate language in Article 3.D.3.A.1, District Specific Regulations, related to Multifamily Residential (RM) Zoning District for parcels that contain Medium Residential, 5 units per acre (MR-5) FLU designation to Multifamily use in Art. 4. The regulations are use-specific and they have been consolidated as a supplementary use standard under Multifamily.

9 **CHAPTER D PROPERTY DEVELOPMENT REGULATIONS (PDRS)**

10 **Section 3 District Specific Regulations**

11 **A. District Specific Regulations**

12 **1. RM District**

13 **a. RM Zoning with MR5 FLU**

14 ~~Multifamily units shall be permitted in the RM zoning district with an MR5 FLU~~  
15 ~~designation subject to the following:~~ [Relocated to Art. 4.B.1.C.4.b, Zoning District -  
16 RM]

17 **1) Planning Determination**

18 ~~A written determination from the Planning Director that the property meets the criteria~~  
19 ~~for a Non-Planned Development District Density Exemption in the Plan; and~~  
20 ~~[Partially relocated to Art. 4.B.1.C.4.b.1), Planning Determination]~~

21 3. Delete prohibition related to RM corresponding to MR-5 FLU designation as the language is  
22 redundant since Article 3, Table 3.A.3.B, FLU Designation and Corresponding Standard  
23 Zoning Districts, already addresses it.

24 **2) Existing RM Zoning**

25 ~~The property was zoned RM prior to the 1989 adoption of the Plan (rezoning property~~  
26 ~~with MR5 land use to the RM district shall be prohibited).~~ [Partially relocated to Art.  
27 4.B.1.C.4.b.2), Existing RM Zoning District (Related to Multifamily use)]

28 **3) Approval Process**

~~The approval process shall be as follows:~~

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [Relocated to: ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT C

ART. 3 – OVERLAYS AND ZONING DISTRICTS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

Table 3.D.3.A – Approval Process

Units	Process
0-4	Building Permit Only
5-8	DRO Site Plan Approval
9-24	Class B Conditional Use
Over 24	Class A Conditional Use

[Relocated to Art. 4.B.1.C.4.b.3, Approval Process]

4) Multifamily Units

~~Legally permitted multifamily units in the RM zoning district with MR5 FLU may be redeveloped, reconstructed, or expanded in accordance with the RM zoning district PDRs.~~ [Partially relocated to Art. 4.B.1.C.4.b.3), Development Order]

5) Limestone Creek

~~Multifamily units in the RM zoning district shall be prohibited in the area bounded on the north by 184 Place North, on the south by the C-18 Canal, on the east by Central Boulevard and the municipal limits of the Town of Jupiter, and on the west by Narcissus Avenue (north of Church Street) and Limestone Creek Road (south of Church Street).~~ [Relocated to Art. Art. 4.B.1.C.4.b.4), Limestone Creek]

- 4. Delete "Buildings Over 100 Feet in Height" standard applicable to multifamily buildings. The ULDC addresses buildings height in Article 3.D.1.E.
- 5. Relocate and consolidate hours of operation in new Article 5.E.5, Hours of Operation [Related to Performance Standards].

b. Buildings Over 100 Feet in Height

~~In the RM district, multifamily buildings over 100 feet in height shall require approval of a Class B conditional use.~~

21. All Commercial, Public and Civic Uses

a. Hours of Operation

~~Commercial, Public and Civic uses located within 250 feet of a residential district shall not commence business activities, including deliveries and stocking, prior to 6:00 AM nor continue business activities later than 11:00 PM daily. Measurement shall be taken by drawing a straight line from the closest point on the perimeter of the residential district to the closest point on the perimeter of the exterior wall, structure, or bay, housing the non-residential use. [Ord. 2009-040] [Partially relocated in new Art. 5.E.5, Hours of Operation]~~

1) Existing Uses

~~Uses existing prior to this amendment may comply with the requirements existing at the time the use was established, unless modified by a subsequent development order. [Ord. 2009-040] [Relocated in new Art. 5.E.5, Hours of Operation]~~

2) Exemptions

~~Uses owned or operated by a governmental entity that provide essential services for the public, as determined by the Zoning Director, shall be exempt from these standards. [Ord. 2009-040] [Relocated in new Art. 5.E.5, Hours of Operation]~~

[Renumber Accordingly]

3. CN District

a. Enclosed Uses

All uses shall be operated entirely within enclosed buildings, with the following exceptions: [Ord. 2005 – 002]

- 1) Air Curtain incinerator, temporary [Ord. 2005 – 002]
- 2) Commercial Communication Tower, commercial [Ord. 2005 - 002]
- 3) Electric Power Facility Plant [Ord. 2005 - 002]
- 4) Passive Park, passive [Ord. 2005 - 002]
- 5) Recycling Drop-Off Bin [Ord. 2005 - 002] [Ord. 2013-001]
- 6) Minor Utility, Minor [Ord. 2005 - 002]
- 7) Water or Wastewater Treatment Plant. [Ord. 2005 – 002]

b. Hours of Operation

~~Commercial uses shall not commence business activities, including deliveries and stocking, prior to 6:00 AM nor continue business activities later than 11:00 PM daily.~~

4. CLO District

a. Enclosed Uses

All uses shall be operated entirely within enclosed buildings, with the following exceptions:

- 1) Air curtain incinerator, temporary;

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].

~~Stricken~~ indicates text to be deleted.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT C

ART. 3 – OVERLAYS AND ZONING DISTRICTS
SUMMARY OF AMENDMENTS
(Updated 12/14/16)

- 2) Commercial Communication Tower, commercial;
3) Electric Power Facility Plant;
4) Passive Park, passive;
5) Recreation facility, accessory;
6) Recycling Drop-Off Bin; [Ord. 2013-001]
7) Solid Waste Transfer Station;
8) Minor Utility, Minor; and
9) Water or Wastewater Treatment Plant.

5. CC District

a. Hours of Operation

Commercial uses requiring outdoor activity shall not commence business activities, including delivery and stocking operations, prior to 6:00 AM nor continue outdoor activities later than 11:00 PM daily.

Reason for Amendment:

6. [Zoning] Relocate and consolidate redundant screening requirements applicable to "outdoor activities" in Light and General Industrial Zoning Districts, since Art. 5.B.1.A.3, Outdoor Storage already contains similar provisions.

6. IL and IG Districts

a. Outdoor Activities

All outdoor activities, including outdoor storage and outdoor operations, shall be completely screened from view from all property lines to a height of six feet.

7. [Zoning] Establish that the Institutional and Public Facilities District (IPF) Zoning district is consistent with the Utilities and Transportation (U/T) future land use (FLU) designation for the purposes of accommodating development required for certain types of publically held or privately operated utilities that do not fit criteria for the Public Ownership (PO) Zoning district:

- Whereas, FLUE Policy 2.2.9-c indicates that "Transportation and Utility uses may be allowed in all future land use designations, provided the uses are consistent with the Comprehensive Plan and the ULDC.";
Whereas, a number of utility uses may be allowed in the most Zoning districts;
Whereas, the ULDC has historically and currently limits the U/T FLU designation to the Public Ownership (PO) Zoning district;
Whereas, the PO district is defined in a way that suggests ownership or operation by governmental entities;
Whereas, certain publically held utilities, or those that may be privately owned or operated, do not necessarily afford the same level of public input or accountability expected from governmental entities anticipated within the scope of the PO district;
Whereas, the Institutional and Public Facilities (IPF) Zoning district is defined to include "...regional or community uses that are either publically or privately operated."

Note: See also Part 1, related to Art. 3.A.3.B, Standard Districts.

6. IPF, Institutional and Public Facilities District with UT FLU Designation

Use of the IPF District with a UT FLU Designation, shall only be permitted for privately operated utility uses and related collocated or accessory uses.

a. Accessory Uses

Heavy Equipment Repair and Maintenance and Light Repair and Maintenance may be allowed as an accessory use to a privately operated utility use, subject to the approval process for the applicable Utility use.

b. Collocated Uses

Data and Information Processing or Warehouse uses may be allowed as a collocated use, subject to the approval process for the applicable Utility use. Additional uses to allow for emergency management staging or operations may be permitted subject to Class A Conditional Use approval.

(This space intentionally left blank)

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].

Stricken indicates text to be deleted.

Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT C

ART. 3 – OVERLAYS AND ZONING DISTRICTS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

1 Part 14. ULDC Art. 3.E, Planned Development Districts (PDDs) (pages 141-195 of 234), are  
2 hereby amended as follows:  
3

<p><b>Reason for amendments:</b> [Zoning]</p> <ol style="list-style-type: none"> <li>1. Provide link to relocated Use Matrices, due to relocation of PDD Use Matrix to new consolidated Use Matrices in Article 4, Use Regulations, where all zoning district or specific Overlay use standards are grouped by classification.</li> <li>2. Delete redundant explanations of types of approval processes, which is already outlined in Art. 4, Use Regulations.</li> <li>3. Relocate and consolidate hours of operation in new Article 5.E.5, Hours of Operation [Related to Performance Standards].</li> </ol>
--

4 CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)

5 Section 1 General

6  
7 **B. FAR, Density, and Use Standards**

8 **3. Uses Allowed**  
9 Uses allowed in a PDD shall be pursuant to ~~Table 3.E.1.B-22, PDD Use Matrix Article 4, Use~~  
10 ~~Regulations~~. Previously approved planned developments shall be governed by the FLU  
11 designation in the Plan or pod designation on the most recent approved master plan for  
12 purpose of determining the uses allowed and applicability of this Code. Previously approved  
13 additional requested uses shall be considered conforming uses, and any expansion,  
14 relocation or increase in intensity shall be subject to BCC approval. **[Ord. 2005-041]**

15 **4. Use Regulations**

16  
17 **a. Requested Uses -Location**  
18 *Requested uses shall be shown on the master plan or site plan approved by the BCC*  
19 *and shall remain in the location shown.*

20 **a. Use Designations**  
21 ~~Uses permitted in a PDD are classified as: permitted, special, DRO, or requested, as~~  
22 ~~indicated in Table 3.E.1.B-22, PDD Use.~~

23 ~~**1) Permitted Uses (P)**~~  
24 ~~These uses are allowed by right and are identified by a P in the matrix.~~

25 ~~**2) Special Uses (S)**~~  
26 ~~These uses require approval of a special permit and are identified by a S in the~~  
27 ~~matrix.~~

28 ~~**3) DRO Uses (D)**~~  
29 ~~These uses require approval by the Development Review Officer (DRO) and are~~  
30 ~~identified by a D in the matrix.~~

31 ~~**4) Requested Uses (R)**~~  
32 ~~These uses require approval by the BCC in accordance with the standards and~~  
33 ~~procedures in Article 2.B, PUBLIC HEARING PROCEDURES, and are identified by a~~  
34 ~~R in the matrix.~~

35 ~~**a) Location**~~  
36 ~~Requested uses shall be shown on the master plan or site plan approved by the~~  
37 ~~BCC and shall remain in the location shown.~~

38 ~~**b. Supplementary Use Standards**~~  
39 ~~A number in the "Note" column of Table 3.E.1.B, PDD Use Matrix, refers to~~  
40 ~~supplementary land use standards in Article 4.B, SUPPLEMENTARY USE~~  
41 ~~STANDARDS, which are applicable to the use.~~

42  
43 (This space intentionally left blank)

---

**Notes:**  
Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.  
~~Stricken~~ indicates text to be **deleted**.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT C

ART. 3 – OVERLAYS AND ZONING DISTRICTS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

1

Table 3.E.1.B – PDD Use Matrix

Use Type	PUD					MUPD								MXPD		PIPD					LCC		N O T E					
	Pods					FLU								FLU		Use Zone					FLU							
	R E S	C O M	R E C	C I V	A G V / P	C L	C H	C L	C H	C O	C O	I R	E N	I D	I N	C H	C H	I N	C O	I M	I D	M H		R V	C L	C H		
<b>Residential Uses</b>																												
Single Family	P																											122
Zero Lot Line Home	P															P	P											142
Townhouse	P															P	P							P	P			132
Multi-Family	P															P	P							P	P			87
Mobile Home Dwelling					S																P							85
Accessory Dwelling	S				S																							4
Congregate Living Facility, Type 1	P																											34
Congregate Living Facility, Type 2	R			S																				D	D			34
Congregate Living Facility, Type 3	R	R		R		R	R	R	R					R	R	R								R	R			34
Estate Kitchen	P																											48
Farm Residence																												50
Farm Worker Quarters					P																							51
Garage Sale	P				P										P	P	P					P						60
Guest Cottage	P																											66
Home Occupation	P				P											P	P					P		P	P			70
Kennel Type I (Private)	P																											73
Nursing Or Convalescent Facility		R		R		R	R								D	R												90
Security Or Caretaker Quarters		S		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S						119
[Ord. 2005-002] [Ord. 2006-036] [Ord. 2007-001] [Ord. 2008-037] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2014-025]																												
Notes:																												
P	Permitted by right																											
D	Permitted subject to approval by the DRO																											
S	Permitted in the district only if approved by Special Permit																											
R	Permitted in the district only if approved by the Board of County Commissioners (BCC) as a requested use.																											

2  
3  
4  
5

(This space intentionally left blank)

Notes:

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT C

ART. 3 – OVERLAYS AND ZONING DISTRICTS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

Table 3.E.1.B – PDD Use Matrix Continued

Use-Type	PUD					MUPD					MXPD		PIPD			LCC			N O T E						
	Pods					FLU					FLU		Use Zone			FLU									
	R E S	C O M	R E C V	C I V I L	A G R I C U L T U R A L	C L O S E D	C O M M E R C I A L	C O M M E R C I A L	C O M M E R C I A L	C O M M E R C I A L	C O M M E R C I A L	I N D U S T R I A L	E D U C A T I O N A L	I N D U S T R I A L	C O M M E R C I A L	C O M M E R C I A L	I N D U S T R I A L	C O M M E R C I A L		M U L T I P L E	R E S I D E N T I A L	C O M M E R C I A L	C O M M E R C I A L		
<b>Commercial Uses</b>																									
Adult Entertainment																	S	S					2		
Auction, Enclosed		R					P			P	D							P				P	P	16	
Auction, Outdoor							R			R	R						P	P	P					16	
Auto Paint Or Body Shop		R					R				R						P	P	P					17	
Bed And Breakfast	D	D					S	S	S	S	S					S	S		S					20	
Broadcast Studio		R					R	P	R	P	P	P	P			R	R	P	P				R	R	21
Building Supplies		R					R									R		P					R	R	22
Butcher Shop, Wholesale							R				P					R		P	P	P					23
Car Wash		R					R				P					R		P	P	P			R	R	25
Catering Service																	D								26
Contractor Storage Yard											P	D					P		P						35
Convenience Store		P					P	P								P	P		P		P	P	P	P	36
Convenience Store With Gas Sales							R	R			R					R		R	P				R		37
Crematory							R	R			R		R			R		R							59-2
Day Labor Employment Service		R					R				R							P							41
Dispatching Office							R									R		P	P	P					42
Dog Day Care							R									R		P	R				R	R	43
Financial Institution		R					R	P	R	P						P	P		P				R	R	55
Flea Market, Enclosed		P					R									R		P					R		57
Flea Market, Open							R											R							58
Funeral Home		P					R	R			D		R			R		P							59-1
Gas and Fuel, Retail		R					R	R								R		P	R	P			R	R	18
Green Market																							D	D	64
Hotel, Motel, SRO, Rooming And Boarding							R		R	R						R	R		P				R		72
Kennel, Type II (Commercial)		R					R									R									74-1
Kennel, Type III (Commercial-Enclosed)		R					R	R								R							R	R	74-2
Kiosk							P	P	P	P	P					P	P	P	P	P			P	P	75
Landscape Service		R					R				P	D				R		P	P	P					77
Laundry Services		R					P	P		P						P	P	P	P		P	P	P	P	78
[Ord. 2005-002] [Ord. 2004-051] [Ord. 2006-036] [Ord. 2007-001] [Ord. 2008-037] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2011-016] [Ord. 2012-003] [Ord. 2012-027] [Ord. 2013-001] [Ord. 2014-025]																									
<b>Notes:</b>																									
P	Permitted by right																								
D	Permitted subject to approval by the DRO																								
S	Permitted in the district only if approved by Special Permit																								
R	Permitted in the district only if approved by the Board of County Commissioners (BCC) as a requested use.																								

1  
2

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT C

ART. 3 – OVERLAYS AND ZONING DISTRICTS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

1

Table 3.E.1.B – PDD Use Matrix Continued

Use-Type	PUD					MUPD					MXPD		PIPD			LCC		NOTE					
	Pods					FLU					FLU		Use-Zone			FLU							
	R E S	C O M	R E C V	C I V I L	A G E P	C L	C H	C L	C L	C H	I R	E N D	I D C S T	C H	C H	I N D L	C O M D L		I N D L	M H D	R V P D	C L	C H
<b>Commercial Uses</b>																							
Lounge, Cocktail	R					R	R	R	R					R	R	R					R	R	79
Medical Or Dental Office	P					P	P	P	P					P	P	P					P	P	83
Monument Sales, Retail						P	P							P		P							86
Office, Business Or Professional	P					P	P	P	P					P	P	P					P	P	91
Parking Garage, Commercial	P						R	R	R							P							95
Parking Lot, Commercial	R						R	R	P														96
Pawnshop							R																97
Personal Services	P					P	P	P						P	P	P		P		P	P		98
Printing And Copying Services	P					P	P	P	P					P	P	P					P	P	100
Repair And Maintenance, General	R						R			P	D					P	P	P					107
Repair Services, Limited	P					P	P	P	P					P	P	P					P	P	108
Restaurant, Type I	R					R	R	R						R	R	R					R	R	109
Restaurant, Type II	R					R	D	R	R					D	R	R					D	D	111
Retail Sales, Auto Accessories and Parts	P					P	P							P	P	P					P	P	113
Retail Sales, General	P					P	P							P	P	P					P	P	114
Retail Sales, Mobile Or Temporary	S													S		S							115
Self-Service Storage						R	R			P	D					P	R	P					120
Theater, Drive-In							R		R							R							128
Theater, Indoor	R						R		P					R								R	129
Towing Service And Storage										P						P							130
Vehicle Sales And Rental	R					R	R							R		R					R	R	135
Veterinary Clinic	R					R	P	R	P					R	R	P					R	R	136
Vocational School	R					R	P	P		P	R	D		R	R	R	P	R			R	P	137
Work/Live Space	P					P	P	P	P					P	P	P					P	P	141-1
Live/Work														D	D						D	D	141-2
[Ord. 2005-002] [Ord. 2006-004] [Ord. 2007-001] [Ord. 2007-013] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2012-027] [Ord. 2014-025]																							
<b>Notes:</b>																							
P Permitted by right																							
D Permitted subject to approval by the DRO																							
S Permitted in the district only if approved by Special Permit																							
R Permitted in the district only if approved by the Board of County Commissioners (BCC) as a requested use.																							

2  
3

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT C

ART. 3 – OVERLAYS AND ZONING DISTRICTS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

Table 3.E.1.B – PDD Use Matrix Continued

Use-Type	PUD					MUPD					MXPD		PIPD			LCC		NOTE					
	Pods					FLU					FLU		Use Zone			FLU							
	R E S	C O M	R E C	C I V I P	A G E P	C L	C H	C L	C H	C R	I N D	E D C	I N S T	C H	C H	O	I N D		C I M D P D	C I M D P D	C L H	C L H	
<b>Public and Civic Uses</b>																							
Airport, Helipad & Landing Strip	-									R	R	R				R	R				10		
Assembly, Nonprofit Institutional	-	R		R		R	R			R			R	R	R		R			R	R	14	
Assembly, Nonprofit Membership	-			R		R	R	R	R				R	R	R		R			R	R	15	
Cemetery	-			R																		27	
Place Of Worship	-	R		R		R	R	R	R	R			R	R	R		R		R	R	R	29	
College Or University	-			R		R	R	R	R	R			R	R			R			R	R	30	
Day Camp	-		P	P			R			P			P	R						R	R	39	
Day Care, General	-	R		R		R	R	R	R	R			R	R	R		R	R	R	R	R	40	
Day Care, Limited	-	D		D		D	D	D	D	D			D	D	D		D	D	D	D	D	40	
Government Services	-	P		P		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	63	
Homeless Resource Center	-						R		R				R				R	R				70-1	
Hospital Or Medical Center	-	R				R	R		R				R	R	R		R			R	R	71	
Kennel, Type IV (Animal Shelter)	-					R	R						R	R								74-3	
School, Elementary Or Secondary	-			R		R	R	R	R				D	R	R		R			R		118	
<b>Recreation Uses</b>																							
Arena, Auditorium Or Stadium	-	R					R			R				R								12	
Campground	-									P										P		24	
Entertainment, Indoor	-	R				R	R			P				R			P			R	R	45	
Entertainment, Outdoor	-	R				R	R			P	D			R			P					46	
Fitness Center	-	R	P	R		R	R			R	P			P	P		R	P			R	P	56
Golf Course	-		R			R	R	R	R	R	R			R	R		P		P	P	R		62
Gun Club, Enclosed	-						R			R	R						P	R	P			67-1	
Marine Facility	-	R	R				R		R	R				R	R		P					82	
Park, Passive	P	P	P	P	R	P	P	P	P	P			P	P	P		P	P	P	P	P	93	
Park, Public	-		P	P		R	P			P	P			P	P		P		R	R	P	P	94
Shooting Range, Outdoor	-									R												67-2	
Special Event	-	S	S	S		S	S			S	S	S	S	S			S	S			S	S	124
Zoo	-						R			R												143	
[Ord. 2005-002] [Ord. 2006-004] [Ord. 2006-013] [Ord. 2008-037] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2012-007] [Ord. 2012-027] [Ord. 2014-025]																							
<b>Notes:</b>																							
P Permitted by right																							
D Permitted subject to approval by the DRO																							
S Permitted in the district only if approved by Special Permit																							
R Permitted in the district only if approved by the Board of County Commissioners (BCC) as a requested use.																							

1  
2

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT C

ART. 3 – OVERLAYS AND ZONING DISTRICTS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

1

Table 3.E.1.B – PDD Use Matrix Continued

Use-Type	PUD					MUPD							MXPD		PIPD			LCC			N O T E				
	Pods					FLU							FLU		Use-Zone			FLU							
	R E S	C O M	R E C C V	C I V I L	A G R I C U L T U R E	C L	C H	C L	C H	C O	I R	E N D	I D C S T	C H	C H	O	I N D U S T R I A L	C O M M U N I T Y	M U L T I P L E	R E S I D E N T I A L		V I S U A L	C O M M U N I T Y	C O M M U N I T Y	
<b>Agricultural Uses</b>																									
Agriculture, Bona Fide					P																				3
Agriculture, Light Manufacturing																									4
Agriculture, Packing Plant					R																				5
Agriculture, Research/Development						P	P	P	P	P	P	P	P				P	P							3.1
Agriculture, Sales And Service							P											P							6
Agriculture, Storage																									7
Agriculture, Transshipment																		P	P						8
Aviculture, Hobby Breeder					P																				19
Community Vegetable Garden			D																						32
Equestrian Arena, Commercial					R							P													47
Farmers Market							P				P				P		P	P	P						52
Farrier																									53
Groom's Quarters					P																				65
Nursery, Retail					P		P								P			P							88
Nursery, Wholesale					P												P		P						89
Potting Soil Manufacturing																									99
Produce Stand																									101
Shadehouse					P																				124
Stable, Commercial					P							P													125
Stable, Private					P																				126
Sugar Mill Or Refinery																			P						127
[Ord. 2005-002] [Ord. 2006-036] [Ord. 2008-037] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2012-027] [Ord. 2014-025] [Ord. 2015-031]																									
<b>Notes:</b>																									
P	Permitted by right																								
D	Permitted subject to approval by the DRO																								
S	Permitted in the district only if approved by Special Permit																								
R	Permitted in the district only if approved by the Board of County Commissioners (BCC) as a requested use.																								

2

3

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT C

ART. 3 – OVERLAYS AND ZONING DISTRICTS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

1

Table 3.E.1.B – PDD Use Matrix Continued

Use Type	PUD					MUPD							MXPD		PIPD			LCC		N O T E							
	Pods					FLU							FLU		Use Zone			FLU									
	R E S	C O M	R E C	C I V	A G / P	C L	C H	C L	C H	C O	I R	E N D	I N T	C H	C H	I N T	C L	C M	C M		C M	M D	R V P	C L	C H		
<b>Utilities and Excavation Uses</b>																											
Air Curtain Incinerator																										9	
Air Stripper, Remedial																											11
Chipping and Mulching												P						P	P								28
Communication Cell Sites On Wheels (COW) Tower, Mobile	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	31
Communication Panels, Or Antennas, Commercial	B	D	D	D		D	D	D	D	D	P	P	D	D	D	P	P	P					D	D			31
Communication Tower, Commercial							R				R	R	R	R			R	R	R					R			31
Composting Facility												P						P	P								33
Electric Power Facility		R					R		R	R	R							R	R	R							44-1
Electric Transmission Facility		R					R		R	R	R	R						R	R	R							44-2
Excavation, Agricultural					R																						49
Excavation, Type I																											49
Excavation, Type II	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	49
Excavation, Type III A																											49
Excavation, Type III B																											49
Recycling Center							A					P	D					P	A	P							103
Recycling Drop-Off Bin		D	D	D		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D				D	D		104
Recycling Plant												P						P	P								105
Renewable Energy Facility, Solar		D	D	D		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	B	B					106-1
Renewable Energy Facility, Wind						R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R				106-2
Sanitary Landfill Or Incinerator																											117
Solid Waste Transfer Station							R		R	R	R		R					P	R	P							123
Utility, Minor	P	P		P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	134
Water Or Treatment				R			R		R	R	R					R	R	P		P	R	R					139
[Ord. 2005-002] [Ord. 2006-004] [Ord. 2007-001] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2013-001] [Ord. 2014-025] [Ord. 2016-016]																											
<b>Notes:</b>																											
P	Permitted by right																										
D	Permitted subject to approval by the DRO																										
S	Permitted in the district only if approved by Special Permit																										
R	Permitted in the district only if approved by the Board of County Commissioners (BCC) as a requested use.																										

2

3

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT C

ART. 3 – OVERLAYS AND ZONING DISTRICTS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

1

Table 3.E.1.B – PDD Use Matrix Continued

Use-Type	PUD					MUPD					MXPD		PIPD			LCC		N O T E					
	Pods					FLU					FLU		Use-Zone			FLU							
	R E S	C M	R C	C V	A I G / P	C L	C H	C L	C H	C R	I N D	E D C S T	I C H	C H	O	I N D	C M		I N D	M H D	R V P	C L	C H
<b>Industrial Uses</b>																							
Asphalt Or Concrete Plant											R												13
Data Information Processing						P	P		P		P	P		P	P	P					P	P	38
Film Production Studio							P		P	R	P	P				P	P	P				P	54
Gas And Fuel, Wholesale											R							P					61
Heavy Industry											R						R	P					69
Laboratory, Research						R	R	R	R	R	P	P	R	R		P	R	P			R	R	76
Machine Or Welding Shop											P					P	P						80
Manufacturing And Processing						R	R	R	R	R	P	R				P	P						81
Medical Or Dental Laboratory		P				P	P	P	P			P				P							84
Salvage Or Junk Yard											R							R					116
Transportation Facility												P				P	P						133
Truck Stop											R					R	R						131
Warehouse						R					P	P				P	P						138
Wholesaling, General											P	P				P	P						140
[Ord. 2005-002] [Ord. 2004-040] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2014-025]																							
<b>Notes:</b>																							
P	Permitted by right																						
D	Permitted subject to approval by the DRO																						
S	Permitted in the district only if approved by Special Permit																						
R	Permitted in the district only if approved by the Board of County Commissioners (BCC) as a requested use.																						

2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

....  
**D. Application Requirements**  
 ....  
**2. Master Plan, Site Plan, or Subdivision Plan**  
 ....  
**b. Pods**  
 All land within the boundaries of a ~~Master Plan~~ master plan shall be designated as one of the ~~use~~ Pod types indicated for the applicable PDD, or the FLU designation, whichever is applicable in Table 3.E.1.B, PDD Use Matrix. [Ord. 2009-040]  
 ....  
**I. Unified Control**  
**4. Architectural Guidelines**  
 All buildings and signage shall maintain architectural consistency between all building, signage and project identification. Consistency shall include, a minimum, on overall unified image and character created by the use of common elements such as building and roofing materials, rooflines, muted colors, fenestration, architectural features, and architectural elements. Infrastructure, such as ~~Minor u~~ Utility, minor, w ~~Water and w~~ Wastewater t ~~reatment p~~ lants which are approved for construction in a PDD prior to the approval of other buildings will not be used to set the architectural standards for a PDD. [Ord. 2007-013]

**Section 2 Planned Unit Development (PUD)**  
 ....  
**E. Pods**  
 ....  
**2. Commercial Pod**  
 A commercial pod is intended to provide personal services, retail opportunities, and professional or business offices for use primarily by the residents of the PUD. A commercial pod shall be designated on the master plan as follows:

**Notes:**  
Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be ~~deleted~~.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
 .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT C

ART. 3 – OVERLAYS AND ZONING DISTRICTS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

a. Use Regulations

~~Uses shall be permitted in accordance with Table 3.E.1.B – PDD Use Matrix, Art. 4: Use Regulations; and, Art. 3.E.5.F, SCO PIPD.~~

[Renumber accordingly]

~~f. Hours of Operation~~

~~Commercial uses within 300 feet of a residential unit shall not commence business activities, including delivery and stocking operations, prior to 6:00 a.m. nor continue activities later than 11:00 p.m. daily. Commercial lots greater than 300 feet from residential use may be exempt from this requirement, unless required by a BCC condition.~~

[Renumber Accordingly]

F. AGR PUD

....  
3. Preservation Area

....  
b. Uses

Uses allowed in a Preservation Area are indicated in the use matrices contained in Article 4, Use Regulations, Table 3.E.1.B, PDD Use Matrix, Table 3.F.1.F, Traditional Development District Permitted Use Schedule, or where stated within Art. 4, Use Regulations, and where specified by the Preserve Management Plan as approved by ERM. [Ord. 2006-004] [Ord. 2012-027] [Ord. 2015-047]

....  
4. Development Area

The Development Area shall contain the development related pods, residential commercial, civic and recreational as described in Table 3.E.2.D, PUD Property Development Regulations, allowed in a Development Area are based on the pod designation indicated in Table 3.E.1.B, PDD Use Matrix the use matrices contained in Article 4, Use Regulations.

G. RR PUD

1. Rural Residential

....  
d. Option 1 – Rural Cluster

....  
4. Update Excavation Uses reference to reflect updated article numbers resulting from the reorganized excavation language as part of the Use Regulations Project.

3) Development Area

a) Exception

Mitigation projects, excavation with jurisdictional wetlands, and excavation by public agencies, as defined as exempt in Article ~~4.D, EXCAVATION~~ 4.B.10, Excavation Uses, and regional water management facilities certified by the SFWMD, shall be permitted in open space areas.

....  
2. Pods

....  
d. Recreation Pod

Active recreation uses, such as golf courses and common outdoor recreation areas shall be limited to the development area only. Equestrian uses shall be allowed in accordance with the AGR/P pod provisions in Table 3.E.1.B, PDD Use Matrix the use matrices contained in Article 4, Use Regulations.

....  
Section 3 Multiple Use Planned Development (MUPD)

....  
5. Clarify applicability of provisions for freestanding buildings.

B. Objectives and Standards

....  
2. Performance Standards

....  
a. Freestanding Buildings

The maximum number of freestanding buildings in a MUPD with continuous vehicular circulation on all four sides is indicated in Table 3.E.3.B, Freestanding Buildings.

1) For the purpose of this Section, circulation shall mean any portion of a driveway, drive aisle, or other means of vehicular access located within 50 feet of a building,

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].

~~Stricken~~ indicates text to be ~~deleted~~.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT C

ART. 3 – OVERLAYS AND ZONING DISTRICTS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

excluding one-way drive through lanes, dedicated bypass lanes, and one primary building.

2) For the purpose of this Section, circulation shall not include vehicular access ways for uses including but not limited to Self Service Storage Facility, Data and Information Processing, Manufacturing and Processing, or Warehouses, when limited to access to individual storage units or warehouse bays, or facilities not open to the public and under the control of one business. This exception shall not apply to other vehicular circulation, or access ways providing ingress/egress to other uses or tenants within a Development.

C. Thresholds

1. Underlying Land Use

A MUPD with an underlying nonresidential FLU designation may utilize either land use, or a combination of land uses, to satisfy the requirements of Table 3.E.3.D, MUPD Property Development Regulations. ~~Uses allowed shall correspond to the FLU designation in Table 3.E.1.B, PDD Use Matrix.~~

6. Reason for amendments: [Zoning] Work/Live combinations are not entirely limited to MUPDs, the definition and other standards are redundant to Art. 4.B.2.C.x, Work/Live Unit (e.g. definition, districts permitted, minimum 10% office designation, maximum 1,000 square feet, etc.), and thresholds for approval processes based on number of “spaces” per acre are either redundant to the Use Matrix, or no longer applicable where the approval process in TMDs has been changed to Permitted by Right.

D. Property Development Regulations

1. ~~Work/Live Space~~

~~A space within a building that is used jointly for residential, commercial and/or industrial purposes, where the residential space is accessory to the primary use as a place of work. Work/Live spaces shall comply with the following supplemental use standards: [Ord. 2006-004]~~

~~Accessory work/live spaces may be permitted in a MUPD, MXP, commercial pod of a PUD, commercial and industrial pods of a PIPD, or a TMD as follows: [Ord. 2004-040]~~

~~a. Shall not exceed 1000 square feet of living area; [Ord. 2004-040]~~

~~b. A minimum of 10 percent of the living area shall be designated as office space; [Ord. 2004-040]~~

~~c. Shall be counted as non-residential square footage; [Ord. 2004-040]~~

~~d. The maximum number allowed in a PDD is indicated in Table 3.E.3.D-32, Work/Live PDD; [Ord. 2004-040]~~

~~e. The maximum number allowed by the DRO in a PDD is indicated in the Table 3.E.3.D-32, Work/Live Space PDD. The maximum number allowed by the DRO in a TMD is indicated in the Table 3.E.3.D-33, Work/Live Space TMD; and [Ord. 2004-040]~~

~~f. Work/live spaces in excess of the maximum number allowed by the DRO shall be a Requested Use. [Ord. 2004-040]~~

Table 3.E.3.D – Work/Live Space PDD

FLU Designation	Commercial Pod in a PUD	CH	GLO	CHO	IND (1)	EDC (1)
Number of Spaces	1/acre	5/acre	3/acre	3/acre	3/acre	3/acre
DRO (2)	8	24	24	24	24	24
<del>[Ord. 2004-040] [Ord. 2014-025]</del>						
<b>Notes:</b>						
(1) Limited to commercial pods in a PIPD only. <del>[Ord. 2014-025]</del>						
(2) Maximum number of spaces.						

Table 3.E.3.D – Work/Live Space TMD

TIER	U/S	AGR/GLADES	RURAL/EXURBAN
DRO	100	100	75
<del>[Ord. 2004-040]</del>			

Section 4 Mixed Use Planned Development (MXP)

E. Use Regulations

Notes:

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT C

ART. 3 – OVERLAYS AND ZONING DISTRICTS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

1 2. Commercial Uses  
2 ~~a. Hours of Operation~~  
3 ~~Non-residential uses shall not commence business activities, including delivery and~~  
4 ~~stocking operations prior to 6:00 a.m. nor continue activities later than 11:00 p.m. within~~  
5 ~~300 feet of a dwelling unit.~~  
6 [ReNUMBER Accordingly]

7 Section 5 Planned Industrial Park Development (PIPD)

8 ....  
9 E. Pods  
10 1. Industrial Pods  
11 ....  
12 a. Use Regulations  
13 ~~Uses shall be permitted in accordance with Table 3.E.1.B, PDD Use Matrix; and Art. 4,~~  
14 ~~Use Regulation. [Ord. 2004-040] [Ord. 2008-003]~~  
15 [ReNUMBER accordingly]  
16  
17 2. Commercial Pod  
18 ....  
19 a. Use Regulations  
20 ~~Uses shall be permitted in accordance with Table 3.E.1.B, PDD Use Matrix; and Art. 4,~~  
21 ~~Use Regulations. [ 2004-040] [Ord. 2008-003]~~  
22 [ReNUMBER accordingly]  
23  
24 3. Residential Pod  
25 ....  
26 a. Use Regulations  
27 Uses shall be permitted in accordance with the provisions for a PUD Residential Pod,  
28 ~~indicated under Table 3.E.1.B, PDD Use Matrix; except for a SR-7 EDO; and Article~~  
29 ~~4.B.1.A, Supplementary Standards. [Ord. 2004-040] [Ord. 2008-003] [Ord. 2010-022]~~  
30 ....  
31 4. Recreation Pod  
32 ....  
33 a. Use Regulations  
34 Uses shall be permitted in accordance with the provisions for a PUD Recreation Pod,  
35 ~~indicated under Table 3.E.1.B, PDD Use Matrix; Art. 4, Use Regulations. [Ord. 2004-~~  
36 ~~040] [Ord. 2008-003]~~  
37 ....  
38 5. Civic Pod  
39 ....  
40 a. Use Regulations  
41 Uses shall be permitted in accordance with the provisions for a PUD Civic Pod, ~~indicated~~  
42 ~~under Table 3.E.1.B, PDD Use Matrix; Art. 4, Use Regulations. [Ord. 2004-040] [Ord.~~  
43 ~~2008-003]~~  
44 ....

7. Reason for amendments: [Zoning] In revising the use “Campground”, staff identified issues regarding the intensity of the number of RV and campsites allowed through this section of the ULDC and the Future Land Use (FLU) designation. Areas where the density was capped at one unit/10 acres were permitted to have up to 12 RV sites or 40 campsites per acre. A new intensity of development was created using the FLU as a basis. The resulting table includes intensity of use for land with the RVPD Zoning designation with both a Rural Residential (RR) and Commercial Recreation (CR) FLU designation. It is intended that this table supersede the threshold for RVPD. It is also intended to link the intensity to Article 4 to preclude anyone requesting a variance from the standard.

45 Section 7 Recreational Vehicle Planned Development District (RVPD)

46 ....  
47 B. Thresholds  
48 ....  
49 2. Sites  
50 ~~The multiplier for RV sites is 12/acre. The multiplier for camp sites is 40/acre. Camp sites~~  
51 ~~may be allowed in addition to RV sites. The number of RV and campsites allowed shall be as~~  
52 ~~specified in Table 4.B.3.C – Campground Intensity.~~  
53 ....

Notes:  
Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [Relocated to: ].  
~~Stricken~~ indicates text to be **deleted**.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT C

ART. 3 – OVERLAYS AND ZONING DISTRICTS
SUMMARY OF AMENDMENTS
(Updated 12/14/16)

1

Reason for Amendment:
8. [Zoning] Consolidate Recreational Vehicle standards contained in Recreational Vehicle Planned Development District (RVPD) into Campground use in Article 4. to accompany intensity thresholds. This will permit the use of one set of standards to be applied to multiple sections of the Code, and to link the RVPD Zoning District with Campsite to ensure consistence between the two uses, due to their similarities.

2

D. Time Limitations

3

RV sites, campsites, and camping cabins shall comply with standards in Article 4.B.3.C.2.f, Duration of Stay.

4

1. Residence

5

No person, other than the caretakers, shall reside or be permitted to reside in a RVPD for more than 180 days per calendar year. [Relocated to Article 4.B.3.C.2.f.2)a]

6

2. Record Keeping

7

The RVPD owner or operator shall keep the following records: [Relocated to Article 4.B.3.C.2.f.2)b]

8

a. the make, model, and year of each RV; [Relocated to Article 4.B.3.C.2.f.2)b)(1)]

9

b. the lot on which each RV is/was located; [Relocated to Article 4.B.3.C.2.f.2)b)(2)]

10

c. the dates of occupancy for each RV; and [Relocated to Article 4.B.3.C.2.f.2)b)(3)]

11

d. the name and permanent address of each RV owner. [Relocated to Article 4.B.3.C.2.f.2)b)(4)]

12

3. Mobility

13

The mobility of each recreational vehicle shall be maintained at all times. All recreational vehicles shall be currently licensed by the State of Florida. The license plate shall be visible at all times. [Relocated to Article 4.B.3.C.2.f.2)c]

14

15

16

17

18

19

20

Part 15. ULDC Table 3.F.1.F, Traditional Development Permitted Use Schedule (pages 195-233, of 234), is hereby amended as follows:

21

22

23

Reason for amendments: [Zoning]
1. Provide link to relocated Use Matrices, due to relocation of TDD Use Matrix to new consolidated Use Matrices in Article 4, Use Regulations, where all zoning district or specific Overlay use standards are grouped by classification.
2. Delete redundant explanations of types of approval processes, which is already outlined in Art. 4, Use Regulations.

24

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDS)

25

Section 1 General Provisions for TDDs

26

F. Use Regulations

27

Uses permitted in a TDD shall be according to the land use zone designation on the Master Plan master plan approved by the DRO, or the land use designation of the TDD, whichever is applicable, and Article 4, Use Regulations. Uses may be further limited by the Development Order development order, concurrency reservation, or other applicable requirement. [Ord. 2005 - 002].

28

29

30

31

1. Conditional Uses

32

The location, or alternative locations for each requested use must be approved by the BCC, and the requested use must be located in only one of the locations approved the BCC. [Ord. 2005 - 002] [Ord. 2005-041] [Relocated from below]

33

34

35

36

1. Use Designations

37

Uses permitted in a TDD are classified as: permitted, special, DRO, or requested, as indicated in Table 3.F.1.F, TDD Use Matrix. [Ord. 2005 - 002]

38

39

a. Permitted Uses (P)

40

These uses are allowed by right and are identified by a P in the matrix. [Ord. 2005 - 002]

41

b. Special Uses (S)

42

These uses require approval of a special permit and are identified by a S in the matrix. [Ord. 2005 - 002]

43

44

c. DRO Uses (D)

45

These uses require approval by the Development Review Officer (DRO) and are identified by a D in the matrix. [Ord. 2005 - 002]

46

47

d. Requested Uses (R)

48

These uses require approval by the BCC in accordance with the standards and procedures in Art. 2.B, Public Hearing Procedures, and are identified by an R in the matrix. Requested uses shall be shown on the master plan or site plan approved by the

49

50

51

Notes:
Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].
Stricken indicates text to be deleted.
Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT C

ART. 3 – OVERLAYS AND ZONING DISTRICTS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

1 ~~BCC. The location, or alternative locations for each requested use must be approved by~~  
2 ~~the BCC, and the requested use must be located in only one of the locations approved~~  
3 ~~the BCC. [Ord. 2005-002] [Ord. 2005-041] [Partially relocated above]~~

4 **1) Supplementary Use Standards**

5 A number in the 'Note' column of Table 3.F.1.F, Traditional Development Permitted  
6 Use Schedule, refers to supplementary land use standards in Art. 4.B,  
7 Supplementary Use Standards, which are applicable to the use. [Ord. 2005-002]

**Table 3.F.1.F – Traditional Development Permitted Use Schedule**

District Tier Land Use Pod	TND						TMD				N O T E S
	Urban/Suburban (U/S)			Exurban/Rural			U/S	Ex/ Rural	AGR		
	Res	Neighborhood Center (NC)	Open Space/ Rec	Res	NC	Open Space/ Rec					Dev.
<b>Residential Uses</b>											
Single family	P	-	-	P	-	-	-	-	-	-	122
Zero-lot line	P	-	-	R	-	-	-	-	-	-	142
Town-house	P	-	-	R	-	-	P	P	P	-	132
Multi-family	P	P	-	P	P	-	P	P	P	-	87
Accessory dwelling	P	-	-	P	-	-	-	-	-	-	4
Congregate living facility, Type 1	P	-	-	P	-	-	P	P	P	-	34
Congregate living facility, Type 2	P	D	-	R	-	-	P	R	R	-	34
Congregate living facility, Type 3	R	R	-	R	R	-	R	-	-	-	34
Farm residence	-	-	-	-	-	-	-	-	-	-	50
Farm workers quarters	-	-	-	-	-	-	-	-	-	P	51
Home occupation	P	P	-	P	P	-	P	P	P	-	70
Kennel, Type I (Private)	P	-	-	P	-	-	-	-	-	-	73
Security or caretaker quarters	-	S	-	-	S	-	S	S	S	-	119
<b>Agricultural Uses</b>											
Agriculture, bona fide	-	-	-	-	-	-	-	-	-	P	3
Agriculture sales and service	-	-	-	-	-	-	-	-	P	-	6
Community vegetable garden	-	-	P	-	-	P	-	-	-	P	32
Grooms Quarters	-	-	-	-	-	-	-	-	-	S	65
Nursery, retail	-	P	-	-	P	-	P	P	P	-	88
Nursery, wholesale	-	-	-	-	-	-	-	-	-	S	89
Produce stand	-	P	-	-	P	-	S	S	S	S	101
Stable, commercial	-	-	-	-	-	-	-	-	-	D	125
Stable, private	P	-	-	P	-	-	-	-	-	P	126
<b>Public and Civic Uses</b>											
Assembly, nonprofit institutional	-	R	-	-	R	-	R	R	R	-	14
Assembly, nonprofit membership	-	R	-	-	R	-	R	R	R	-	15
Place of worship	-	R	-	-	R	-	R	R	R	-	29
Day care center, general	-	R	-	-	R	-	R	R	R	-	40
Day care center, limited	-	D	-	-	D	-	D	D	D	-	40
Government services	-	P	-	-	P	-	P	P	P	P	63
Homeless Resource Center	-	-	-	-	-	-	-	-	-	-	70-1
Hospital or medical center	-	-	-	-	-	-	R	R	-	-	71
Kennel, Type IV (Animal Shelter)	-	-	-	-	-	-	R	R	R	-	74-3
School, elementary or secondary	-	R	-	-	R	-	R	R	R	R	118
<b>Recreation Uses</b>											
Amusements, temporary or special event	-	S	-	-	S	-	S	S	S	-	12
Entertainment, indoor	-	R	-	-	R	-	R	R	R	-	45
Fitness center	-	P	-	-	P	-	P	P	P	-	56
Park, passive	-	-	P	-	-	P	P	P	P	P	93
Park, public	-	-	P	-	-	P	P	P	P	P	94
[Ord. 2005-002] [Ord. 2005-041] [Ord. 2006-004] [Ord. 2006-013] [Ord. 2008-037] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2012-007] [Ord. 2012-027]											
<b>Notes:</b>											
P Permitted by right.											
D Permitted subject to approval by the DRO.											
S Permitted in the district only if approved by Special Permit.											
R Requested Use.											

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT C

ART. 3 – OVERLAYS AND ZONING DISTRICTS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

1

Table 3.F.1.F – Traditional Development Permitted Use Schedule (Continued)

District Tier Land Use Pod	TND						TMD				NOTES
	Urban/Suburban (U/S)			Exurban/Rural			U/S	Ex/Rural	AGR		
	Res	Neighborhood Center (NC)	Open Space/Rec	Res	N/C	Open Space/Rec			Dev	Preserve	
<b>Commercial Uses</b>											
Auction, enclosed							P				16
Automotive service station							R	R	R		18
Bed and breakfast	S			S			S	S	S		20
Convenience store		P			P		P	D	D		36
Convenience store with gas sales							R	R	R		37
Dog Daycare		R			R		R	R	R		43
Financial institution		R			R		R	R	R		55
Flea market, enclosed							R	R	R		57
Green market		P			P		P	P	P		64
Hotel							R				72
Kennel, Type III (Commercial-Enclosed)							R	R	R		74-2
Kiosk		P			P		P	P	P		75
Laundry services		P			P		P	P	P		78
Live/Work		D			D		D	D	D		141-2
Lounge, cocktail							R	R			79
Medical or dental office or clinic		P			P		P	P	P		83
Medical or dental laboratory							P	P	P		84
Office, business or professional		P			P		P	P	P		91
Personal services		P			P		P	P	P		98
Printing and copying services		P					P	P	P		100
Repair services, limited		P			P		P	P	P		108
Restaurant, Type I							R	R	R		109
Restaurant, Type II		R			R		D	D	D		110
Retail sales, general		P			P		P	P	P		114
Retail sales, mobile or temporary		S			S		S	S	S		115
Theater, indoor							P	P	P		129
Veterinary clinic		P			P		P	P	P		136
Work/live space		P			R		P	R	P		141-1
<b>Utilities and Excavation</b>											
Communication panel, antennas, commercial	S						D	D	D		31
Communication tower, commercial							D	D	D		31
Communication cell sites on wheels (COW)							S				31
Recycling Drop-Off Bin		D			D		D	D	D		104
Renewable Energy Facility, Solar											106-1
Renewable Energy Facility, Wind											106-2
Utility, minor	P	P	P	P	P	P	P	P	P		134
Type II Excavation	R	R	R	R	R	R	R	R	R		49
[Ord. 2005-002] [Ord. 2005-041] [Ord. 2006-036] [Ord. 2007-001] [Ord. 2008-037] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2011-016] [Ord. 2012-027] [Ord. 2013-001] [Ord. 2014-031] [Ord. 2016-016]											
<b>Notes:</b>											
P Permitted by right.											
D Permitted subject to approval by the DRO.											
S Permitted in the district only if approved by Special Permit.											
R Requested Use.											

2

....

3

4

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT C

ART. 3 – OVERLAYS AND ZONING DISTRICTS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

1 Section 3 Traditional Neighborhood Development (TND)

2 ....  
3 ~~B. Uses~~  
4 ~~Uses allowed in a TND district are listed in Table 3.F.1.F, Traditional Development Permitted Use~~  
5 ~~Schedule.~~

6 [ReNUMBER accordingly]

7  
8 ~~DE. Land Use Zones~~

9 ....  
10 5. Residential Uses

11 ....  
12 d. Accessory Buildings  
13 Accessory buildings shall not exceed 25 feet in height and may be used as a garage or  
14 ~~accessory dwelling Accessory Quarters.~~

15 1) Calculation of Density  
16 Accessory ~~dwelling Quarters~~ are not considered "dwelling units" for the purposes of  
17 calculating the maximum allowable density in a TND.

18 2) Maximum Number  
19 Up to one ~~accessory dwelling Accessory Quarters~~ unit per principal dwelling unit is  
20 permitted.

21 3) Required Parking  
22 One additional parking space per ~~accessory dwelling Accessory Quarters~~ is required.  
23

24 ....

24 Section 4 Traditional Marketplace Development (TMD)

25 ....  
26 ~~C. Uses Allowed~~  
27 ~~Uses allowed in a TMD district are listed in Table 3.F.1.F, Traditional Development Permitted Use~~  
28 ~~Schedule. [Ord. 2005 – 002]~~

29 [ReNUMBER accordingly]

30  
31 ~~DE. Standards Applicable to AGR Tier~~  
32 8. Preserve Area and Open Space Requirements

33 ....  
34 c. Preserve Areas  
35 An AGR preserve area shall comply with the requirements of Art. 3.E.2.F.3, Preservation  
36 Area; ~~Table 3.F.1.F, Traditional Development Permitted Use Schedule; Article 4.B.,~~  
37 ~~Supplementary Use Standards and Article 4, Use Regulations;~~ all other development  
38 regulations that are applicable to the AGR Tier and proposed use(s); and policies under  
39 Objective 1.5 of the FLUE of the Plan. Nothing herein shall be misconstrued as requiring  
40 a Preserve Area to conform to Article 3.F.4.D, Development Standards for all TMDs.  
41 [Ord. 2005 – 002] [Ord. 2006-004] [Ord. 2007-013]  
42  
43

44 ....

<b>Reason for Amendment:</b>
3. [Zoning] Clarify approval process applicable to civic uses allocated in Traditional Town Development (TTD). The Use Matrix does not include approval processes for uses in TTDs as this development may be formed by Traditional Neighborhoods Development (TND), Traditional Marketplace Development (TMD), PUD, and MUPD, which are Zoning Districts identified in the Use Matrix. As contained in Art. 3, TTD may also include Civic / Institutional areas that need identification of specific uses and approval process. This amendment creates a cross reference to utilize the list of uses and approval processes of civic uses currently allowed in the civic pod of a Planned Unit Development (PUD) to be applied to TTD Civic / Institutional areas. The civic uses are intended to serve local residents needs in both zoning districts.

44 Section 5 Traditional Town Development (TTD)

45 ~~C. Uses~~  
46 ~~Uses allowed in a TTD district are listed in Table 3.F.1.F, Traditional Development Permitted Use~~  
47 ~~Schedule, of this Article.~~

48 [ReNUMBER accordingly]

U:\Zoning\CODEREV\2016\BCC Hearings\URP\1 - RPA\3 Exh. C - Art. 3, Overlays and Zoning Districts.docx

**Notes:**  
Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.  
~~Stricken~~ indicates text to be **deleted**.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D

ART. 4.A, USER GUIDE AND GENERAL PROVISIONS
SUMMARY OF AMENDMENTS
(Updated 12/09/16)

1
2 Part 1. New ULDC Art. 4.A, User Guide and General Provisions, is hereby established as
3 follows:
4

Reason for amendments: [Zoning] Update Art.4.A, Use Classification to include a User Guide. The Guide will assist the users in understanding the proposed methodology and reorganization of Article 4.

5 CHAPTER A USER GUIDE AND GENERAL PROVISIONS USE CLASSIFICATION

6 Section 1 General Overview

7 A. Use Matrix

8 Uses permitted by right, permitted subject to a Special Permit permitted by the DRO, or subject to
9 conditional use approval in each standard Zoning District shall be determined in Table 4.A.3.A,
10 Use Matrix. [Partially relocated below.]

11 B. PDDs and TDDs

12 The use regulations for the Planned Development Zoning Districts, (PDDs) and Traditional
13 Development Zoning Districts (TDDs) are specified in Article 3.E, PLANNED DEVELOPMENT
14 ZONING DISTRICTS (PDDs) and Article 3.F, TRADITIONAL DEVELOPMENT ZONING
15 DISTRICTS (TDDs). [Partially relocated below.]

16 In order to ensure that all development in unincorporated PBC is consistent with the Comprehensive
17 Plan, it is necessary to define Uses and identify where such Uses are allowed. This Chapter establishes
18 the general provisions that address regrouping of uses by classification, approval process and any
19 requirements specific to a use. It also serves as a guide to assist users in determining the Uses that are
20 allowed in the various Zoning Districts. Specific procedures are outlined in Appendix A - Art. 4 User
21 Guide, and available on-line at PBC PZB Web Page at (place holder for web page address).

22 Section 2 Variance Relief Prohibited

23 Variance relief from any of the requirements of this Chapter shall be prohibited unless expressly stated
24 otherwise herein.

25 Section 3 Zoning and Future Land Use Consistency

26 Before utilizing this Article to confirm if a use is allowed, it must be determined that the Zoning District
27 designation of the subject site is consistent with its Future Land Use (FLU) designation. This could be
28 accomplished by referencing the site's FLU designation from the PBC Future Land Use Atlas (FLUA), and
29 check Art. 3.A.3, Zoning District Consistency with the Future Land Use Atlas (FLUA). If the Zoning
30 District is inconsistent with the FLU designation, a rezoning may be required to allow for a proposed use
31 subject to the requirements specific to the Use and other applicable Project Development Regulations.
32 Depending on the size and location of the site, there may be multiple options for rezoning, which may
33 include Standard zoning districts, PDDs or TDDs. Once consistency has been confirmed or if it's
34 determined that rezoning may be required, the appropriate Zoning District or Zoning Districts can then be
35 referenced to determine potential Uses and applicable approval process.

36 A. If the zoning district is consistent with the FLU designation, then a rezoning is not required. The
37 Applicant shall reference Use Matrices to see whether the proposed Use is allowed in that zoning
38 district and subject to what type of approval process.

39 B. If the zoning district is not consistent with FLU, then a rezoning is required. The Applicant shall
40 select the most appropriate zoning district, and reference Use Matrices to identify whether the
41 proposed Use is allowed in the proposed zoning district and subject to what type of approval
42 process.

43 Section 4 C. Overlays

44 The Applicant shall confirm whether the site is located in an Overlay Zone pursuant to Art.3.B, Overlays,
45 or as shown in the Official Zoning Map. If a site is located within an Overlay, then additional requirements
46 limitations may apply to those Uses additional to the regulations under the Supplementary Use
47 Standards. The use regulations within overlays shall be determined by the Uses allowed in the
48 underlying Zoning District and Article 3.B, OVERLAYS.

49 Section 5 D. Airport Zones

50 Uses in aAirport zZones may be further restricted or subject to special regulations as specified in Article
51 16, Airport Regulations.

Notes:
Underlined indicates new text.
Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated.
If being relocated destination is noted in bolded brackets [Relocated to: ].
Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D

ART. 4.A, USER GUIDE AND GENERAL PROVISIONS  
SUMMARY OF AMENDMENTS  
(Updated 12/09/16)

1 ~~Section 6 E.~~ ~~Zoning District~~ Specific Regulations for Standard Zoning Districts

2 Special ~~regulations standards~~ apply within certain Zoning Districts ~~as specified in this Article~~ as specified  
3 under Art. 3.D.3, Zoning District Specific Regulations.

4 ~~Section 2~~ ~~Definitions~~

5 ~~See Art. 1.I, Definitions and Acronyms~~

6 ~~Section 3~~ ~~Use Matrix~~

7 ~~Section 7~~ ~~Determining Approval Process~~

8 Uses not specifically listed in the Use Matrices of this Chapter, but consistent with the definition of a listed  
9 use, may be ~~so classified~~ considered by the Executive Director of PZB pursuant to Article 1.B,  
10 Interpretation of the Code. All Uses shall comply with all requirements of the ULDC unless expressly  
11 exempted otherwise.

12 ~~A.~~ ~~Organization~~

13 Uses are arranged within this Chapter by Use Classification, each of which includes: a Use  
14 Matrix, General Standards, and Definitions and Supplementary Use Standards for Specific Uses.  
15 Uses listed under each Use Classification are organized alphabetically, with a corresponding  
16 number that allows for easy reference between the Use Matrix, definitions and Supplementary  
17 Use Standards.

18 ~~B.~~ ~~Use Classification~~

19 Uses are grouped into 11 classifications generally based on common functional characteristics or  
20 land use compatibility, as follows:

- 21 1. Residential,
- 22 2. Commercial,
- 23 3. Recreation,
- 24 4. Institutional, Public and Civic,
- 25 5. Industrial,
- 26 6. Agricultural,
- 27 7. Utilities,
- 28 8. Transportation,
- 29 9. Commercial Communication Towers
- 30 10. Excavation, and,
- 31 11. Temporary.

32 ~~CA.~~ ~~Standard Use Matrix~~

33 ~~Table 4.A.3.A, Use Matrix applies~~ There are five processes to obtain a zoning approval for a use,  
34 as follows: Permitted by Right, Special Permit, DRO, Class B Conditional Use, or Class A  
35 Conditional Use. Each Use Matrix identifies all zoning districts, uses, and approval process. The  
36 Use Matrix consolidates use approvals in standard Zoning Districts, URAO, IRO, PDDs and  
37 TDDs. A number in the "Supplementary Use Standard" column of the Use Matrix refers to the  
38 Definition and Supplementary Use Standards applicable to the use.

39 ~~1.~~ ~~Permitted by Right~~

40 Uses identified with a "P" are ~~permitted by right~~ allowed in the ~~Z~~ zoning ~~D~~ district, subject to  
41 the ~~s~~Supplementary ~~u~~Use ~~s~~Standards ~~indicated in the "Note" column~~ and the other  
42 applicable requirements of this Code. Uses in this category that do not require a Building  
43 Permit or Zoning Division site plan approval are still required to comply with all applicable  
44 requirements of the ULDC.

45 ~~2.~~ ~~Development Review Officer (DRO)~~

46 Uses identified with a "D" or exceeding the thresholds of Table 4.A.~~93~~.A, Thresholds for  
47 Projects Requiring DRO Approval, are ~~permitted~~ allowed subject to approval by the DRO in  
48 accordance with Article 2.D, ADMINISTRATIVE PROCESS. **[Ord. 2005-002]**

49 ~~3.~~ ~~General Requirement~~

50 ~~All site improvements shown on the site plan or subdivision plan shall be completed in~~  
51 ~~accordance with the permit required by the affected regulatory agency and a CO obtained (if~~  
52 ~~required), prior to utilization of the development order approved by the DRO. **[Partially**~~  
53 ~~relocated below and to Art. 3.D.1, Development Review Officer]~~  
54 **[Renumber accordingly.]**

55 ~~34.~~ ~~Special Permit~~

56 Uses identified with an "S" are ~~permitted~~ allowed in the ~~Z~~ zoning ~~D~~ district only if approved by  
57 the Zoning Director in accordance with Article 2.D.2, Special Permit. Most of the Uses  
58 subject to Special Permit are under the Temporary Use Classification.

Notes:

Underlined indicates new text.

~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

~~Italicized~~ indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D

ART. 4.A, USER GUIDE AND GENERAL PROVISIONS  
SUMMARY OF AMENDMENTS  
(Updated 12/09/16)

45. Class B Conditional Use

Uses identified with a "B" are ~~permitted~~ allowed in the Zoning District only if approved by the ZC in accordance with Article 2.B, PUBLIC HEARING PROCESS ~~Class B conditional Uses.~~

56. Class A Conditional Use

Uses identified with an "A" are ~~permitted~~ allowed in the Zoning District with a recommendation by the Zoning Commission, and only if approved by the BCC in accordance with Article 2.B, Public Hearing Process ~~Class A conditional Uses.~~

67. Prohibited Uses

Uses ~~not~~ identified with a dash "-", in a Zoning District column as Permitted by Right, by a Special Permit, or as a Conditional Use of the Use Matrix, are ~~not allowed~~ prohibited in the that Z zoning D district, unless otherwise expressly ~~permitted by this Code stated under the Supplemental Use Standards of the use, or within any applicable Zoning Overlays.~~

~~8. Supplementary Use Standards~~

~~A number in the "Note" column refers to the supplementary use standards applicable to the use. The referenced standards appear in Article 4.B, SUPPLEMENTARY USE STANDARDS, for example, note 53 refers to Article 4.B.1.A.53, Farrier. [Partially relocated above.]~~

D. General Standards

Where applicable, each Use Classification may have a listing of General Standards that apply to all Uses in that Use Classification.

E. Definitions and Supplementary Use Standards for Specific Uses

The definition for each Use permitted is listed. Where applicable, additional Supplementary Use Standards may apply. In the case of a conflict with other regulations in this Code, the more restrictive requirement shall apply, unless otherwise stated. [Ord. 2010-022] [Partially relocated from old Art. 4.B, Supplementary Use Standards.]

Section 8 Use Functions

Uses may be identified as principal or accessory. A site may be developed with a single use or collocated with multiple principal uses. Functionality of uses are as follows:

A. Principal

As defined in Art. 1, a principal use is "the primary and major purpose for which land or building is used as allowed by the applicable Zoning District." Only those Uses listed in this Chapter within the use matrices may be considered a principal use. A site may have more than one principal use.

B. Collocated

Certain principal Uses that are not normally permitted within a Zoning District by the use matrices may be allowed as a collocated use if expressly stated under the Supplementary Use Standards and compliance with all of the Supplemental Use Standards applicable to the use.

C. Accessory

As defined by Art. 1, "a permitted use that is customarily associated with the principal use and clearly incidental to the principal use, and is subordinate in area, extent or purpose to and serves only the principal use." Uses not allowed in a Zoning District shall not be accessory to a principal use unless stated otherwise in the Supplementary Use Standards of the use intended to be accessory. Additional accessory Uses limitations and requirements are contained in Art. 5.B, Accessory Uses and Temporary Structures.

D. Flex Space

This option allows for limited office or retail opportunities where otherwise prohibited in industrial Zoning Districts, or inversely allows for a limited type of industrial Uses in the commercial zoning districts that are consistent with the CH FLU designation. Flex space is only permitted when approved in accordance with Art. 5.B.1.C, Flex Space.

Section 9- Development Thresholds [Title relocated from old Art. 4.A.4.]

A. Development Review Officer

Any amendment to an existing development, or new construction of projects that meets or exceeds either the maximum square footage or number of units, shall require DRO site plan approval.

(This space intentionally left blank)

Notes:

Underlined indicates new text.

~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D

ART. 4.A, USER GUIDE AND GENERAL PROVISIONS  
SUMMARY OF AMENDMENTS  
(Updated 12/09/16)

1

Table 4.A.93.A - Thresholds for Projects Requiring DRO Approval

Zoning District	Number of Units or Square Feet
RM	16 du
CN	3,000 square feet
CLO	3,000 square feet
CC	8,000 square feet
CHO	8,000 square feet
CG	10,000 square feet
CRE	15,000 square feet
IL	20,000 square feet
IG	20,000 square feet
IPF	20,000 square feet 16 du
IR	Any project utilizing the Infill Redevelopment Overlay

[Ord. 2010-005] [Ord. 2010-022]

**Notes:**

- Approval of a subdivision plan is required for all subdivision of land for which a plat or plat waiver has not been granted pursuant to Article 11, ~~SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS~~ Subdivision, Platting and Required Improvements or which exceeds the threshold above.
- Projects exceeding the thresholds above shall comply with Article 5.C, DESIGN STANDARDS.

2 **Section 4 Development Thresholds** [Title relocated to new Art. 4.A.9, above]

3 **BA. Public Hearing Approval General**

4 Any amendment to an existing development, or new construction of residential, commercial or  
5 industrial projects that meets or exceeds either the maximum square footage or units, or  
6 maximum acreage of Table 4.A.9-4.A, Thresholds for Projects Requiring Board of County  
7 Commission Approval, shall be reviewed and approved as a PDD or TDD in accordance with Art.  
8 2.B.1, Official Zoning Map Amendment (Rezoning). Projects that meet or exceed the thresholds  
9 of this table that do not meet the access and dimension requirements of a PDD or TDD; are not  
10 allowed to be a PDD or TDD by the Plan; or for non-residential projects, consist of only one use,  
11 shall be approved as a Class A Conditional Use. [Ord. 2006-004] [Ord. 2007-013] [Ord. 2010-  
12 005]

13 **1. Exemptions**

- 14 *The following projects shall be exempt from this requirement: [Ord. 2010-005]*
- 15 *Projects located in the PO Zoning District or that propose to rezone to the PO Zoning*  
16 *District, that support existing or proposed government facilities; and, [Ord. 2010-005]*
  - 17 *Infill Redevelopment Overlay projects approved by the DRO. [Ord. 2010-005]*  
18 **[Relocated from old Art. 4.A.4.A.1, General]**

19 **Table 4.A.94.BA - Thresholds for Projects Requiring Board of County Commission Approval (1)**

FLU Designation (2) (3)	Number of Square Footage or Units (4)	Acreage
Residential (Excluding RR FLU)	200 du	50 acres
AGR (Residential Only) (2)	-	250 acres
CLO	30,000	-
CHO	50,000	-
CL	30,000	-
CH	50,000	-
IND	100,000	-
INST	50,000	-
CR	100,000	-
MLU	50,000	-
EDC	100,000	-

**Notes:**

- Land area devoted to retention pursuant to the requirements of the C-51 drainage basin, or land area devoted to vegetation preservation pursuant to the Environmentally Sensitive Lands Ordinance, excluding AGR or Sector Plan preserve areas, shall not be counted toward the maximum acreage threshold. [Ord. 2006-004]
- PDDs or TDDs in the AGR Tier are limited to the 80/20 PUD, 60/40 PUD or AGR TMD (FLUE Policy 1.5.1-a).
- There are no thresholds for the UC or UI FLU designations. [Ord. 2011-016]
- Dwelling units shall include any density awarded as part of a density bonus program. [Ord. 2006-004 [Ord. 2011-016]

- 20
- 21 **1. Exemptions**
- 22 *The following projects shall be exempt from this requirement: [Ord. 2010-005] [Relocated to*  
23 *new Art. 4.A.9.B.1, Exemptions, above]*
- 24 *Projects located in the PO Zoning District or that propose to rezone to the PO Zoning*  
25 *District, that support existing or proposed government facilities; and, [Ord. 2010-005]*  
26 **[Relocated to new Art. 4.A.9.B.1.a, under Exemptions, above]**
  - 27 *Infill Redevelopment Overlay projects approved by the DRO. [Ord. 2010-005]*  
28 **[Relocated to new Art. 4.A.9.B.1.b, under Exemptions, above]**

**Notes:**

Underlined indicates new text.  
~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
If being relocated destination is noted in bolded brackets **[Relocated to: ]**.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D

ART. 4.A, USER GUIDE AND GENERAL PROVISIONS  
SUMMARY OF AMENDMENTS

(Updated 12/09/16)

1 ~~CHAPTER B—SUPPLEMENTARY USE STANDARDS~~

2 ~~The Supplementary Uses establish minimum standards as well as the review process for each Use Type.~~  
3 ~~In the case of a conflict with other regulations in this Code, the more restrictive requirement shall apply,~~  
4 ~~unless otherwise stated. [Relocated to new Art. 4.A.7.E, Definitions and Supplementary Use~~  
5 ~~Standards for Specific Uses] Variances shall not be granted from the Use Standards including use~~  
6 ~~regulations that reference other Sections of the ULDC, unless explicitly specified in Chapter B.1 of this~~  
7 ~~Article. **[Ord. 2010-022]**~~

U:\Zoning\CODEREV\2016\BCC Hearings\URP\1 - RPA\4 Exh. D - Art. 4.B, Use Classification .docx

---

**Notes:**

Underlined indicates **new** text.

~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

ATTACHMENT D1

RESIDENTIAL USES  
SUMMARY OF AMENDMENTS  
(Updated 12/09/16)

1  
2  
3

Part 1. New ULDC Art. 4.B.1, Residential Uses, is hereby established as follows:

<b>Reason for amendments:</b> [Zoning]
1. Consolidate all zoning districts into one Use Matrix to improve ease of use and better delineate differences in approval processes for standard, Planned Development Districts (PDDs) or Traditional Development Districts (TDDs). Tables consolidated are as follows: Table 3.B.15.F, Infill Redevelopment Overlay (IRO) Permitted Use Schedule; Table 3.B.16.E, Priority Redevelopment Area (PRA) Use Matrix; Table 3.E.1.B, PDD Use Matrix; Table 3.F.1.F, TDD Use Schedule; and, Table 4.A.3.A, Use Matrix.
2. Remove uses that are accessory to principal residential uses, or that are residential but cannot function as standalone uses from the Use Matrix. The change responds to the fact that these uses are accessory in nature and the principal use or uses to which they are accessory, already address the approval process. Accessory residential uses are not subject to a Class A Conditional Use approval in cases where the principal use is unless stated otherwise.  Accessory Dwelling, Caretaker Quarters, Estate Kitchen, Farm Residence, Farm Workers Quarters, Groom’s Quarters, Guest Cottage, Garage Sale, Home Occupation, and Kennel Type 1A, are being consolidated in a new section 4.B.1.D, under the Residential Use classification. In addition, a table that indicates the Corresponding Accessory Use to a Principal Use has been developed for easier identification of the principal use, in locations where these accessory uses are permitted. This new section also includes accessory use definitions and standards.
3. Include footnote in the Use Matrix to ensure the users of this Code review the Supplementary Use Standards that are applicable to each use Type to determine whether the use is allowed in a particular zoning district or identify the approval process. Since the Use Matrix is intended to show the most restrictive approval process, some uses may be indicated as prohibited or with a specific approval process that may be further clarified in the Supplementary Use Standards that allows the use to be subject to a lower level of approval when specific provisions are met.

4 **CHAPTER B USE CLASSIFICATION**

5 **Section 1 Residential Uses**

6 **A. Residential Use Matrix**

7 1. Residential related accessory uses are identified in Table 4.B.1.D – Corresponding  
8 Accessory Use to a Principal Use.

9  
10  
11  
12  
13

(This space intentionally left blank)

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
... A series of four bolded ellipses indicates language omitted to save space.





ATTACHMENT D1

RESIDENTIAL USES
SUMMARY OF AMENDMENTS
(Updated 12/09/16)

1

Reason for amendments: [Zoning]
4. Partially relocate standard that allows affordable housing in the INST FLU designation accessory to Place of Worship to the Residential Use Classification. The Future Land Use Element of the Comprehensive Plan indicates that residential uses are not permitted in the Institutional and Public Facilities (INST) Future Land Use (FLU) designation except for accessory affordable housing. The Plan allows the use of affordable housing only when sponsored by a non-profit organization or a community-based group and the units are not for sale. This amendment includes a general standard to clarify that Multi-family, Single Family, Townhouse or Zero Lot Line (ZLL) Homes are permitted in the Institutional and Public Facility (IPF) Zoning District only when sponsored by a non-profit organization or community-based group and the development is done to fulfill housing needs in the community. Accessory affordable housing for the Residential uses noted above is proposed to be subject to Development Review Officer (DRO) approval. This approval allows demonstration that the residential development is sponsored by a non-profit organization or community-based group with the opportunity for multiple agencies to review accordingly.

2

3

B. General Residential Standards

4

1. Accessory Affordable Housing

5

Multifamily, Single Family, Townhouse or Zero Lot Line Home may be allowed in the IPF Zoning District as Affordable Housing in the same development of Institutional, Public and Civic uses such as Place of Worship. The dwelling units shall not be for sale and shall be subject to DRO approval. As part of the submittal requirement, the applicant shall demonstrate that residential development will be under the direct supervision of a sponsoring non-profit organization or community-based group. [Partially relocated from new Art. 4.B.4.C13, Place of Worship (related to INST FLU designation)]

6

7

8

9

10

11

C. Definitions and Supplementary Use Standards for Specific Uses

12

134. Congregate Living Facility (CLF)

13

14

HISTORY The Congregate Living Facility (CLF) use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ord. 1993-004, 2003-067, 2005-002, 2006-004, 2008-003, 2009-040, 2010-005, 2012-003, and 2013-001.
Reason for amendments:[Zoning]
1. Delete types of facilities referenced in definition such as assisted living facilities; extended congregate care facilities, transitional living facilities, etc. Types of facilities should not be included in a definition for consistency with standardized formatting protocol.
2. Replace the term "personal services" in the definition with "assistive care services". Research has indicated assistive care services more accurately defines the services offered at a CLF and will avoid confusion with the principal use of Personal Services. Assistive care services shall mean assistance with activities of daily living and limited nursing services.

15

16

a. Definition

17

This term includes assisted living facilities; extended congregate care facilities; transitional living facilities; community residential homes; community transitional residences; rehabilitative home care services, boarding home, or home for the aged or any other residential structure, whether or not operated for profit. A facility which undertakes provides for a period exceeding 24 hours: long-term care, housing, food service, and one or more personal assistive care services for persons not related to the owner or administrator by blood or marriage. In addition, this term shall include other residential uses such as dormitories, group homes with a central dining facility, and similar bed-based uses.

18

19

20

21

22

23

24

25

26

3. Clarify that Type 1 and 2 CLFs in all zoning districts where the use is permitted shall be licensed in accordance with Florida Statute 419.001, Site Selection of Community Residential Homes by one of the following agencies: Agency for Persons with Disabilities (APD), Department of Children and Families (DCF), Department of Juvenile Justice (DJJ), Department of Elderly Affairs (DOEA), or, Agency for Healthcare Administration (AHCA).
4. Clarify a Type 3 CLF is only permitted in the Residential Single Family (RS) Zoning District with HR-8 FLU subject to Class A Conditional Use approval.
5. Delete Table 4.B.1.A - Maximum Permissible Occupancy and refer to appropriate tables of the Plan to eliminate redundancy. Clarify a dwelling unit is equivalent to 2.39 beds.

27

28

b. Licensing

29

Type 1 and 2 CLFs shall be licensed by one of the licensing entities referenced in State Statute 419.001.

30

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ]. .... A series of four bolded ellipses indicates language omitted to save space.

**ATTACHMENT D1**

**RESIDENTIAL USES  
SUMMARY OF AMENDMENTS  
(Updated 12/09/16)**

**c. Approval Process - RS Zoning District**

A Type 3 CLF may be allowed in the RS Zoning District with an HR-8 FLU designation subject to a Class A Conditional Use approval.

**ad. Maximum Occupancy**

**1) Type 1 CLF**

Six persons, excluding staff.

**2) Type 2 CLF**

14 persons, excluding staff.

**3) Type 3 CLF**

~~Determined by Table 4.B.1.A, Maximum Permissible Occupancy in Type 3 Congregate Living Facilities, below; or, in the case of TDR's or a non-residential district by the alternate density specified in the Plan by 2.39 residents.~~

The maximum occupancy shall be determined by FLUE Table III.C.1 of the Plan and multiplying the maximum allowable density by 2.39. A dwelling unit is equivalent to 2.39 beds. [Ord. 2005-002] [Ord. 2012-003]

**Table 4.B.1.A – Maximum Permissible Occupancy in Type 3 Congregate Living Facilities**

FLU Category	Zoning District	Maximum Occupancy (Residents per Acre)(2)	
		Standard District	PDD or TDD (1)
RR_20	AR	PROHIBITED	0.11
RR_10	AR	PROHIBITED	0.23
RR_5	AR	PROHIBITED	0.47
RR_2.5	AR	PROHIBITED	0.95
AGR	AGR	PROHIBITED	2.39
AGE	N/A	N/A	(3)
LR_1	RE, RT	PROHIBITED	2.39
LR_2	RT	PROHIBITED	4.78
LR_3	RT	PROHIBITED	7.17
MR_5	RS	PROHIBITED	-11.95
HR_8	RS, RM	14.34	19.12
HR_12	RM	19.12	28.68
HR_18	RM	19.12	43.02

**[Ord. 2005-002] [Ord. 2010-022] [Ord. 2012-003]**  
**Notes:**  
 1. ~~For the purpose of this Section, the required minimum acreage for a PDD consisting exclusively of a CLF may be reduced by 50 percent.~~ **[Relocated to 4.B.1.C.1.g, Lot Size]**  
 2. For CLF, one TDR unit is equivalent to 2.39 beds. **[Ord. 2005-002] [Ord. 2012-003]**  
 3. The maximum density permitted shall be in accordance with the acreage of the subject site and the density assigned on the AGE Site Specific FLUA Conceptual Plan multiplied by 2.39 residents. **[Ord. 2010-022] [Ord. 2012-003]**

**4) PDD Occupancy Bonus**

**a) No-Double-Counting-Density**

The gross area of a pod supporting a CLF in a planned development shall be deducted from the gross area of the planned development for the purpose of calculating the maximum density allowed in the PDD.

6.	Revise standard on measurement for separation from to add proposed CLF structure to the existing CLF structure to be consistent with Florida Statute 419.001.
7.	Clarify a Type 2 CLF is permitted only when located at least 1,200 feet from any other CLF to comply with State Statutes 419.001(3)(c).
8.	Consolidate Type 3 CLF frontage requirements for standard zoning districts and PDDs for consistency with standardized formatting protocol.
9.	Codify separation distance between Type 1 CLF and Type 2 CLF as contained in F.S. 419.001(2) to be 1,200 feet. The statute was effective on July 1, 2016 and clarifies which zoning requirement applies when determining the proper distance between a CLF Type 2 (community residential home) and a Type 1 CLF (home of six or fewer residents).

**be. Separation**

~~For the purpose of required separations, measurements shall be made from structure to structure, except where the separation required is between a structure and a district boundary, in which case the separation shall be measured from structure to district boundary. The separation requirements in this Section shall be measured from the nearest point of the existing CLF structure to the nearest point of the proposed CLF structure.~~

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. **Stricken** indicates text to be **deleted**. **Stricken and italicized** means text to be totally or partially relocated.

**Italicized** indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

ATTACHMENT D1

RESIDENTIAL USES  
SUMMARY OF AMENDMENTS  
(Updated 12/09/16)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18

1) **Type 1 CLF**  
A Type 1 CLF ~~regulated by F.S. §419.001(1)(a), as amended~~, shall not be located within a radius of 1,000 feet of another Type 1 CLF regulated by F.S. §419.001(1)(a) and within a radius of 1,200 feet of a Type 2 CLF. [Ord. 2013-001]

2) **Type 2 CLF in - RM Zoning District**  
A Type 2 CLF located in the RM Zoning District shall not be ~~allowed as a permitted use, provided that it is not~~ located within a radius of 1,200 feet of another CLF. [Ord. 2008-003] [Ord. 2013-001]

~~cf. Type 3 CLF Frontage Location~~

A Type 3 CLF shall ~~front on and~~ have frontage and access from a collector or an arterial street, except for the following:

1) A Type 3 CLF having 25 residents or less may ~~front on~~ have frontage and access from a local street. [Ord. 2005-002] [Ord. 2013-001]

2) ~~A Type 3 CLF having 250 or fewer residents may be located in a multi-family, commercial, or civic pod with access to a local street or a parking tract in a PDD.~~ [Ord. 2005 - 002] [Partially relocated from 4.B.1.C.1.e.1), Planned Development Districts (PDDs)]

10.	Delete requirement for a Type 2 CLF to comply with Article 5.C, Design Standards. Type 2 CLFs are generally converted Single Family dwellings or multifamily structures which would not be subject to Article 5.C. Relocate requirement of design and compatibility for Type 3 CLF by adding Type 3 CLF to Article 5.C.1, Architectural Guidelines that require elevations to be provided for review.
11.	Delete reference to compatibility and height standards as language is referenced under Article 3.D.1.E, Building Height.
12.	Delete standards under Reserve Parking for Type 2 and 3 CLFs as the proposed use would be required to meet all Building and Zoning requirements and will require zoning action to abandon the approval.
13.	Delete the height provision under Design and Compatibility. The maximum building height for buildings in all districts is 35 feet. In the Residential Multifamily (RM), Commercial Low Office (CLO), Commercial Office High (CHO), Commercial General (CG), Industrial Light (IL), and PDD additional height may be allowed when setback is increased pursuant to Article 3.D.1.E, Building Height.

19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50

~~d. Type 2 or 3 CLF - Distance From Fire Rescue Station~~

~~A Type 2 or 3 CLF shall be located within five miles of a full service fire-rescue station. [Ord. 2013-001] [Relocated to h. below]~~

~~e. Design and Compatibility~~

~~Type 2 and 3 CLFs shall comply with Article 5.C, Design Standards. [Ord. 2005 - 002]~~

~~1) Planned Development Districts (PDDs)~~

~~A Type 3 facility having 250 residents or fewer may be located in a pod with access to a local street or a parking tract in a PDD. These facilities shall only be permitted in a multi-family, commercial, or civic pod, subject to the following criteria: [Ord. 2005 - 002] [Partially relocated to 4.B.1.C.1.f.2), related to Location]~~

~~a) Compatibility~~

~~The CLF shall be compatible with the surrounding area, including the height and mass of surrounding building(s). [Ord. 2005 - 002]~~

~~b) Height~~

~~The CLF shall not be more than one story higher than existing, or proposed development within a 150-foot radius of the facility. The measurement shall be made from structure to structure. [Ord. 2005 - 002]~~

~~fg. Minimum Lot Size Dimensions~~

~~1) The minimum lot dimension requirements of the district in which for a Type II 2 or Type III 3 CLF is located shall apply. The minimum lot size for a Type II CLF shall be 8,000 square feet or the zoning district minimum lot requirement, whichever is greater. [Ord. 2009-040]~~

~~2) The required minimum acreage for a PDD may be reduced by 50 percent if it consists exclusively of a CLF. [Relocated from Note #1 in Table 4.B.1.A - Maximum Permissible Occupancy in Type 3 Congregate Living Facilities]~~

~~h. Type 2 or Type 3 CLFs - Fire Rescue Station~~

~~A Type 2 or Type 3 CLFs shall be located within five miles of a full service fire-rescue station. [Ord. 2013-001] [Relocated from existing d. above]~~

~~g. Height~~

~~The maximum height of a CLF shall comply with the regulations of the district in which it is located.~~

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated.

Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

ATTACHMENT D1

RESIDENTIAL USES
SUMMARY OF AMENDMENTS
(Updated 12/09/16)

1
2
3
4
5
6

h. Reserve Parking, for Type 2 and Type 3 CLFs

Adequate provisions shall be made to reserve sufficient lot area to meet future parking standards if the facility is converted to other uses. The boundaries of the reserve parking area shall be identified on the site plan and shall not be within any lake, drainage or open space tract used to meet exemplary design criteria.

Table with 2 columns: Item number and Description. Items 14-17 describe deletions of signage, accessory uses, and non-commercial uses standards.

7

i. Drop-off Area, for Type 2 and Type 3, CLFs

A drop-off area shall be provided for group transportation, such as vans or similar vehicles.

8
9
10

j. Cooking Facilities

A CLF shall provide and continuously maintain a central dining facility. Food preparation shall be prohibited in sleeping areas or in individual quarters in Types 1 and 2 CLFs. Individual kitchen facilities may be provided in the living quarters of a Type 3 CLF. [Relocated to Art. 4.B.1.C.1.m, Cooking Facilities below]

11
12
13
14
15

k. Signage

1) Type 1 and 2 CLFs

Shall be limited to one freestanding identification sign no more than four square feet in sign face area and six feet in height. [Relocated to Art. 4.B.1.C.1.i, Signage below]

16
17
18
19
20

2) Type 3 CLF

Shall be limited to one freestanding identification sign no more than 32 square feet in face area and eight feet in height.

21
22
23

l. Accessory Uses

1) Type 1 and 2 CLFs

May have accessory uses customarily incidental to a single family dwelling.

24
25
26

2) Type 3 CLF

a) Accessory Use

Those accessory uses customarily incidental to a multi-family dwelling unit; and

27
28
29

b) Non-Commercial Uses

Noncommercial uses customarily incidental to a CLF, such as a common dining room, a central kitchen, nursing station, medical examination room, chapel, library, and on-site management offices.

30
31
32
33

m. Accessory Commercial Uses

A limited amount of commercial uses may be Permitted by Right developed as permitted accessory uses in a Type 3 CLF. Such uses shall be limited to Retail Sales and Personal Services uses designed exclusively to serve the residents of the facility, such as a barber or beauty shop, convenience retail sales, and banking services. No more than ten percent of the GFA of the facility shall be used for accessory commercial uses. There shall be no exterior signage or other indication of the existence of these uses in the facility that may attract nonresidents.

34
35
36
37
38
39
40
41

Table with 2 columns: Item number and Description. Item 18 describes deletion of Conversion to Conventional Units standard.

42

n. Conversion to Conventional Units

1) Structure

Prior to conversion to conventional dwelling units, a structure designed to accommodate a CLF shall, if necessary, be structurally modified to comply with the standards of this Code.

43
44
45
46
47
48

2) Restrictions

The DRO shall not approve the site plan for a Type 3 CLF, until a declaration of restrictions in a form approved by the County Attorney has been recorded with the Clerk of the Circuit Court for PBC. This declaration shall expressly provide that:

49
50
51
52

a) the conversion of the facility to conventional dwelling units is prohibited, except in compliance with this Section; and

53
54

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ]. .... A series of four bolded ellipses indicates language omitted to save space.

**ATTACHMENT D1**

**RESIDENTIAL USES  
SUMMARY OF AMENDMENTS  
(Updated 12/09/16)**

~~b) if permitted, conversion will not result in an increase in the number of units permitted on the site, unless the converted development has obtained the appropriate development order. If that development order has not been granted, the converted development must comply with the density permitted by the Plan;~~  
~~c) the CLF will be maintained and operated in compliance with the Section at all times. Noncompliance shall result in a violation of this Code in accordance with Article 10.E, remedies.~~

~~**o. Conversion to Other Uses**~~

~~CLFs that are converted to other uses, including other residential uses, shall comply with all standards in effect at the time of application for permits for the new use.~~

~~**k. Signage**~~

~~Signage for a Type 1 or Type 2 CLF shall be limited to one freestanding sign no more than four square feet in sign face area and six feet in height. [Relocated from Art. 4.B.1.B.34.k, Signage above]~~

19. Change Personal Services to assistive care services. Research has indicated assistive care services more accurately defines the services offered at a CLF and will avoid confusion with the principal use of Personal Services.
---

~~**pl. Congregate Living, Personal Services Assistive Care Services**~~

~~Assistance with or supervision of essential activities of daily living such as eating, bathing, grooming, dressing, and ambulating; supervision of self-administered medication and such other similar services as may be defined by the Florida Department of Health and Rehabilitative Services and limited nursing services.~~

~~**qm. Emergency Generators**~~

~~A permanent emergency generator shall be required for all Type ~~II~~ 2 and Type ~~III~~ 3 CLFs, and shall meet the standards of Article 5.B.1.A.18, Permanent Generators. [Ord. 2006-004]~~

~~**n. Cooking Facilities**~~

~~A CLF shall provide and continuously maintain a central dining facility. Food preparation shall be prohibited in sleeping areas or in individual quarters in Types 1 and 2 CLFs. Individual kitchen facilities may be provided in the living quarters of a Type 3 CLF. [Relocated from Art. 4.B.1.C.1.j, Cooking Facilities above]~~

Reason for amendments to Congregate Living Facility in the Use Matrix: [Zoning]	
20.	Allow Type 1 CLF to be Permitted by Right in Agricultural Reserve (AGR) Zoning District and streamline the approval process from DRO to Permitted by Right in the Urban Redevelopment Area Overlay (URAO), to be consistent with the approval process for Single Family in those districts. Additionally, this change is pursuant to Florida Statute 419.001(3)(c) that indicates Type 1 CLFs shall be treated the same as a Single Family use.
21.	Change the approval process for Type 2 CLF from Class B Conditional Use to Permitted by Right in the RM Zoning District, when located at least 1,200 feet from any other CLF to comply with Florida Statute 419.001(3)(c).
22.	Change the approval process of Type 2 CLF from Special Permit to DRO in the Civic pod of a Planned Unit Development (PUD) to ensure the use is site planned. In addition, Special Permits are generally temporary in nature as defined in Article 1.
23.	Remove the Class A Conditional Use approval in the Use Matrix for the Residential Single Family (RS) Zoning District as a Type 3 CLF is only permitted in the High Residential, 8 units per acre (HR-8) FLU designation and is prohibited elsewhere. A new symbol in the Use Matrix references the reader to check the "Approval Process – RS Zoning District" Supplementary Use Standard.

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

ATTACHMENT D1

RESIDENTIAL USES
SUMMARY OF AMENDMENTS
(Updated 12/09/16)

285. Mobile Home Dwelling

HISTORY The Mobile Home Dwelling use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ord. 1993-004, 1997-064, 2001-001, 2003-067, 2007-001, 2008-003, 2012-027, and 2013-021.

- Reason for amendments: [Zoning]
1. Revise definition to clarify that the Mobile Home Dwelling is for occupancy by a single household.
2. Delete duplicated definition of mobile home already established in Article 1.1, Definitions and Acronyms.
3. Delete definition for mobile home subdivision as the subdivision process is defined and regulated by Article 11, Subdivision, Platting and Required Improvements.
4. Clarify that the only zoning district in which Mobile Home Dwelling is considered principal use is in Mobile Home Planned Development (MHPD) or existing mobile home parks.

a. Definition

The use of a residential lot or a-unit for one mobile home.

a. Mobile Home

A detached, transportable single family dwelling unit, manufactured upon a chassis or undercarriage as an integral part thereof, without independent motive power, designed for long term occupancy as a complete dwelling unit and containing all conveniences and facilities, with plumbing and electrical connections provided for attachment to approved utility systems.

b. Mobile Home Subdivision

A subdivision of land for the sale of lots intended for the placement of mobile homes and which meets the requirements of Article 11, SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS.

b. Principal Use

Only Mobile Home Dwellings located within the MHPD Zoning District, or within an existing approved mobile home park, shall be treated as a principal use.

c. Accessory Use to - Bona Fide Agriculture

One mobile home dwelling structure shall be permitted may be allowed as an accessory use to a principal Bona Fide agricultural Agriculture use.

1) Lot Size

a) AR (USA) and AGR Districts

A minimum of five acres. [Ord. 2008-037]

b) RR-2.5, RR-5, RR-10, and AP FLU Designation

A minimum of ten acres. [Ord. 2008-037]

c) RR-20 FLU Designation

A minimum of 20 acres.

2) Separation/Setbacks

a) Multiple Mobile Homes on the Same Property

A minimum of 20 feet.

b) Single Family Dwelling Unit

A minimum of 200 feet.

c) Setbacks

A minimum of 200 feet from a public street; 100 feet from all other property lines.

5. A removal agreement is required in the event that the property on which the accessory mobile home is located, is no longer used for Bona Fide Agriculture or the property is sold. The agreement shall be done prior to building permit of the mobile home. This is intended to ensure that County staff monitors the accessory use for continued compliance with the agricultural status and ownership requirements of the property.

3) Documents Mobile Home Removal Agreement

A unity of title and notarized removal agreement shall be executed and recorded.

A removal agreement shall be executed and notarized between the Building Division and property owner and recorded on the property in the official records of the PBC Clerk prior to issuance of any building permit. The agreement shall be recorded against the property stating that the mobile home shall be removed within 30 days in the event the property is sold or the bona fide agricultural operation ceases to exist.

6. Relocate redundant standard for Temporary Mobile Home During Construction and consolidate provisions applicable to temporary Mobile Home Dwelling in Article 5.B.1.B.3, Temporary Structures and Uses During Development Activity. The relocated standards relate to temporary Mobile Home While Constructing Single Family Dwelling already exists in Article 5. Provisions such as Building Permit, Removal Agreement and Proof of Ownership are duplicated and existing already in Art. 5

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].

Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated.

Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

**ATTACHMENT D1**

**RESIDENTIAL USES  
SUMMARY OF AMENDMENTS  
(Updated 12/09/16)**

therefore they are not relocated.
7. Relocate standard that prohibits use of mobile home for other purpose other than dwelling such as storage to new Article 5.B.1.A.23 under a section related to supplementary regulations for accessory uses and structures.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26

**d. Temporary During Construction**

~~In the AR district in the RSA, a mobile home dwelling shall be allowed subject to the following standards: [Ord. 2007-001]~~ [Relocated and consolidated with Art. 5.B.1.B.3.d.2), Zoning District – AR (RSA), (Related to Mobile Home While Constructing SFD)]

**1) Building Permit**

~~A building permit for the single family dwelling shall have been issued by the Building Director.~~

**2) Limitations on MH Approval**

~~a) The approval for the mobile home shall be valid for two years from the date of issuance of the building permit, or issuance of the certificate of Occupancy for the single family dwelling. No time extensions shall be granted. One MH approval per PCN number. [Ord. 2007-001]~~ [Relocated and consolidated with Art. 5.B.1.B.3.d.5), Time Limitations on MH Approval (Related to Mobile Home While Constructing SFD)]

**3) Removal Agreement**

~~Execution of a notarized removal agreement which requires the mobile home to be removed within 30 days after receipt of a CO, or within two years, whichever occurs first.~~

**4) Proof of Ownership**

~~A current recorded warranty deed for the subject property shall be submitted.~~

**e. Storage**

~~A mobile home shall not be used for storage in any district.~~ [Partially relocated to Art. 5.B.1.A.23, Mobile Home (Related to Accessory Uses and Structures)]

<b>Reason for amendments to Mobile Home Dwelling in the Use Matrix:</b> [Zoning]
8. Mobile Home Dwelling, as a principal use, is limited to the MHPD Zoning District, consequently the use is deleted from the Use Matrix in AGR, Agricultural Production (AP), Agricultural Residential/Rural Service Area (AR/RSA) and AGR Preserve pod of PUD.

27  
28  
29

**387. Multi-family**

<b>HISTORY</b> The Multifamily residential use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ord. 1993-004, 1999-037, 2003-067, 2006-004, 2010-005, 2010-022, and 2012-027.
<b>Reason for amendments:</b> [Zoning]
1. Revise the definition to clarify that a mobile home, by definition, cannot be Multifamily. Reference to Mobile Home Dwelling is no longer applicable, as this and other similar restrictions are being clarified in a specific section addressing uses of mobile homes.
2. Delete references to Article 3 and Westgate Community Redevelopment Area Overlay (WCRAO) in the definition as they are redundant and addressed elsewhere in the Code.
3. Delete provision related to Multifamily use in the main street of Traditional Marketplace Development (TMD) to allow market to dictate where Multifamily units need to be located.
4. Relocate District Specific Regulation language from Article 3.D.3.A.1, related to Residential Multifamily (RM) Zoning District to consolidate as a supplementary use standard under Multifamily.
5. Establish a cross-reference to Table 3.B.14.E, WCRAO Sub-area Use Regulations to clarify variances cannot be requested for the approval of Multifamily in the NR Sub-area of WCRAO.

30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40

**a. Definition**

The use of a structure designed for two or more dwelling units which are attached, or the use of a lot for two or more dwelling units ~~excluding mobile homes. Typical uses include apartments and residential condominiums.~~ [Relocated to Typical Uses, below]  
Multi-family uses are also subject standards in Article 3, OVERLAYS & ZONING DISTRICTS, and the prohibition in the NR Sub-area of the WCRAO, as outlined in Article 3.B.14.E, WCRAO Sub-area Use Regulations. [Ord. 2006-004]

**b. Typical Uses**

~~Typical uses include apartments and residential condominiums.~~ [Relocated from Definition, above]

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [Relocated to: ].  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].  
.... A series of four bolded ellipses indicates language omitted to save space.

**ATTACHMENT D1**

**RESIDENTIAL USES  
SUMMARY OF AMENDMENTS  
(Updated 12/09/16)**

- 1 **c. Overlay – WCRAO**  
 2 Multifamily is prohibited in the NR Sub-area per Table 3.B.14.E, WCRAO Sub-area Use  
 3 Regulations.  
 4 **ad. Zoning District - TMD Districts**  
 5 On Main Streets, multi-family units may occupy a maximum of 25 percent of the ground  
 6 floor area designated as commercial square footage. The remaining units shall only be  
 7 permitted on upper floors of mixed-use buildings. ~~[Ord. 2010-005] [Ord. 2010-022]~~  
 8 1) AGR-TMDs shall be exempt from the integration requirement and shall comply with the  
 9 Development Order approved by the BCC. ~~[Ord. 2010-022]~~  
 10 **ee. Zoning District - RM**  
 11 Multifamily units may be allowed in the RM zoning district with an MR5 FLU designation  
 12 subject to the following: **[Partially relocated from Art. 3.D.3.A.1.a, RM Zoning with**  
 13 **MR-5 FLU]**  
 14 **1) Planning Determination**  
 15 A written determination from the Planning Director that the property meets the criteria  
 16 for an Infill Density Exemption in the Plan; and, **[Partially relocated from Art.**  
 17 **3.D.3.A.1.a.1), Planning Determination]**  
 18 **2) Existing RM Zoning**  
 19 The property was zoned RM prior to the 1989 adoption of the Plan. **[Partially**  
 20 **relocated from Art. 3.D.3.A.1.a.2), Existing RM Zoning]**  
 21

- |    |  |
|----|--|
| 6. | Reorder the approval process shown in Table 4.B.1.C, Approval Process to indicate the most restrictive at the top. Change “Building Permit Process” to “Permitted by Right”; and, indicate 1 as the minimum number of units needed instead of 0 in the range of 1 to 4 Permitted by Right. |
| 7. | Recognize that a Multifamily use approval in the RM Zoning District with MR5 Future Land Use (FLU) designation can be redeveloped, reconstructed or expanded by considering them legal conforming uses.  |

- 22  
 23 **3) Approval Process**  
 24 The approval process shall be as follows:  
 25

**Table 4.B.1.C - Approval Process**

<b>Process</b>	<b>Units</b>
<u>Class A Conditional Use</u>	<u>Over 24</u>
<u>Class B Conditional Use</u>	<u>9-24</u>
<u>DRO</u>	<u>5-8</u>
<u>Permitted by Right</u>	<u>1-4</u>

**[Relocated from Art. 3.D.3.A.3, Approval Process]**

- 26  
 27  
 28 **4) Development Order**  
 29 Prior approvals for Multifamily units in the RM Zoning District with MR5 FLU  
 30 designation shall be considered legal conforming uses. **[Partially relocated from**  
 31 **Art. 3.D.3.A.1.a.4), Multifamily Units]**  
 32 **5) Limestone Creek**  
 33 Multifamily units in the RM zoning district shall be prohibited in the area bounded on  
 34 the north by 184 Place North, on the south by the C-18 Canal, on the east by Central  
 35 Boulevard and the municipal limits of the Town of Jupiter, and on the west by  
 36 Narcissus Avenue (north of Church Street) and Limestone Creek Road (south of  
 37 Church Street). **[Relocated from Art. 3.D.3.A.1.a.5), Limestone Creek]**  
 38

- |   |   |
|---|---|
| <b>Reason for amendments to Multifamily in the Use Matrix: [Zoning]</b> |   |
| 8.  | Change the approval process from Permitted by Right to Class A Conditional Use approval in the RM Zoning District to indicate the most restrictive approval process in the Matrix. A specific standard to address less restrictive approval process is included within the use standards. Table 4.B.1.C describes the approval process for Multifamily in the RM district which indicates the approval process based on the number of units.  |
| 9.  | Indicate the most restrictive approval process in the Use Matrix for Multifamily in the Institutional and Public Facilities (IPF) Zoning District by deleting the Class A Conditional Use approval and inserting a blank to denote prohibited use. The Comprehensive Plan Future Land Use (FLU) Element, under provisions for Institutional and Public Facilities (INST) land use designation, allows residential uses as accessory affordable housing to a non-profit organization or community based group. Multifamily is one of the Residential uses that may be utilized as accessory affordable housing. A general standard has been added to Residential Uses that clarifies Multifamily use as affordable housing is permitted by the DRO in the IPF Zoning District. |

39

**Notes:**  
Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
 .... A series of four bolded ellipses indicates language omitted to save space.

ATTACHMENT D1

RESIDENTIAL USES
SUMMARY OF AMENDMENTS
(Updated 12/09/16)

4122. Single Family

HISTORY The Single Family residential use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ord. 1993-004, 1995-008, 2003-067, 2008-040, and 2013-021.

Reason for amendments: [Zoning]:

- 1. Reference to mobile home is no longer applicable, as this and other similar restrictions are being clarified in Article 5.B.1.A, Temporary Structures addressing uses of mobile home.
2. Delete reference to manufactured buildings in the definition of Single Family to address change in definition of manufactured buildings in Article 1.1.2 (Part 4) for consistency with State Statute 553, Building Construction Standards.

a. Definition

The use of a lot or a structure for one detached dwelling unit, excluding a mobile home but including a manufactured building.

Reason for amendments to Single Family in the Use Matrix: [Zoning]

- 3. Indicate the most restrictive approval process in the Use Matrix for Single Family in the Institutional and Public Facilities (IPF) Zoning District by deleting the Class A Conditional Use approval and inserting a blank to denote prohibited use. The Comprehensive Plan Future Land Use (FLU) Element, under provisions for Institutional and Public Facilities (INST) land use designation, allows residential uses as accessory affordable housing to a non-profit organization or community based group. Single Family is one of the Residential uses that may be utilized as accessory affordable housing. A general standard has been added to Residential Uses that clarifies Single Family use utilized as affordable housing is permitted by the DRO in the IPF Zoning District.

5132. Townhouse

HISTORY: The Townhouse residential use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ord. 1993-004, 1994-023, 1995-024, 1999-037, 2003-067, 2005-002, and 2008-037.

Reason for amendments: [Zoning]

- 1. Change term "permitted" to "allowed" to avoid confusion with approval shown in the Use Matrix "Permitted by Right".

a. Definition

A dwelling unit located on an individual lot and attached by at least one but no more than two party wall(s) along 50 percent of the maximum depth of the unit, to one or more other dwelling units; has a continuous foundation; each on its own lot, with said party wall(s) being centered on the common property line(s) between adjacent lots.

ab. Approval Process - RS Zoning District

Townhouses shall only be permitted allowed in the RS zoning district on parcels with LR-2 or higher FLU designation. Townhouses on parcels with an HR-8, HR-12 or HR-18 FLU designation, may be permitted allowed subject to DRO approval. [Ord. 2005 - 002] [2016-042]

Reason for amendments to Townhouse in the Use Matrix: [Zoning]

- 2. Change approval process from DRO to Class A Conditional Use approval in RS Zoning District to reflect that the use requires a Class A Conditional use approval if it is located on land with an MR-5 FLU designation.
3. Indicate the most restrictive approval process in the Use Matrix for Townhouse in the Institutional and Public Facilities (IPF) Zoning District by deleting the Class A Conditional Use approval and inserting a blank to denote prohibited use. The Comprehensive Plan Future Land Use (FLU) Element, under provisions for Institutional and Public Facilities (INST) land use designation, allows residential uses as accessory affordable housing to a non-profit organization or community based group. Townhouse is one of the Residential uses that may be utilized as accessory affordable housing. A general standard has been added to Residential Uses that clarifies Townhouse use utilized as affordable housing is permitted by the DRO in the IPF Zoning District.

(This space intentionally left blank)

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ]. .... A series of four bolded ellipses indicates language omitted to save space.

ATTACHMENT D1

RESIDENTIAL USES  
SUMMARY OF AMENDMENTS  
(Updated 12/09/16)

1  
2

**6142. Zero Lot Line Home (ZLL)**

**HISTORY** The ZLL residential use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ord. 1995-008, 1995-024, and 2005-002.

**Reason for amendments:** Zoning

- 1. Reference to Mobile Home Dwelling is no longer applicable, as this and other similar restrictions are being clarified in Article 5.B.1.A, Temporary Structures addressing uses of mobile homes
- 2. Delete reference to manufactured buildings in the definition of ZLL to address change in definition of manufactured buildings in Article 1.1.2 (Part 4) for consistency with State Statute 553, Building Construction Standards.
- 3. Delete reference to Art. 3 to prevent issues with variances from the standards located in that article. Article 3 includes specific Property Development Regulations (PDRs) and other standards for ZLL homes.

3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14

**a. Definition**

The use of a lot for one detached dwelling unit with at least one wall, but not more than two walls or a portion thereof, located directly adjacent to a side lot line, ~~excluding a mobile home but including a manufactured building. Subject to additional standards in Article 3, OVERLAYS & ZONING DISTRICTS.~~

**ab. Approval Process - RS Zoning District**

A ZLL Home shall only be ~~permitted~~ allowed in the RS zoning district with LR-2 or higher FLU designation. ZLL Homes on parcels with an HR-8, HR-12 or HR-18 FLU designation, may be ~~permitted~~ allowed subject to DRO approval. **[Ord. 2005 – 002] [2016-042]**

**Reason for amendments to Zero Lot Line Home in the Use Matrix:** [Zoning]

- 4. Because one of the use standards requires a Class A Conditional Use in the RS Zoning District when located on MR-5 FLU designation, the approval process has been changed from DRO to Class A Conditional Use in the Use Matrix to show the most restrictive approval process.
- 5. Indicate the most restrictive approval process in the Use Matrix for ZLL in the Institutional and Public Facilities (IPF) Zoning District by deleting the Class A Conditional Use approval and inserting a blank to denote prohibited use. The Comprehensive Plan Future Land Use (FLU) Element, under provisions for Institutional and Public Facilities (INST) land use designation, allows residential uses as accessory affordable housing to a non-profit organization or community based group. ZLL Home is one of the Residential uses that may be utilized as accessory affordable housing. A general standard has been added to Residential Uses that clarifies ZLL Home use utilized as affordable housing is permitted by the DRO in the IPF Zoning District.

15  
16  
17

(This space intentionally left blank)

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**. .... A series of four bolded ellipses indicates language omitted to save space.

ATTACHMENT D1

RESIDENTIAL USES
SUMMARY OF AMENDMENTS
(Updated 12/09/16)

1
2

D. General Standards for Accessory Uses

Table with 7 rows detailing reasons for amendments regarding zoning, accessory uses, and residential classifications.

3
4
5
6
7
8
9

Accessory uses shall comply with the specific Supplementary Use Standards contained in this section.
1. Corresponding Accessory Use to a Principal Use
Accessory uses identified in Table 4.B.1.D, Corresponding Accessory Residential Use to a Principal Use, shall be:
a) Permitted by Right unless stated otherwise; and.

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ]. .... A series of four bolded ellipses indicates language omitted to save space.

**ATTACHMENT D1**

**RESIDENTIAL USES  
SUMMARY OF AMENDMENTS  
(Updated 12/09/16)**

b) Allowed to the corresponding principal use in the table.

**Table 4.B.1.D – Corresponding Accessory Use to a Principal Use**

Accessory Use	Principal Use													
	Mobile Home Dwelling	Multifamily	Single Family	Townhouse	Zero Lot Line	Bona Fide Agriculture	Stable Commercial / Stable Private	Agricultural Uses	Commercial Uses	Industrial Uses	Institutional, Public and Civic Uses	Recreation Uses	Utilities and Excavation Uses	Transportation Uses
Accessory Quarters	-	-	P	P	P	-	-	-	-	-	-	-	-	-
Caretaker Quarters (3)	-	-	-	-	-	S	S	S	S	S	S	S	S	S
Estate Kitchen	-	-	P	-	P	-	-	-	-	-	-	-	-	-
Family Day Care Home	P	P	P	P	P	-	-	-	-	-	-	-	-	-
Farm Residence (2)	-	-	-	-	-	P(1)	-	-	-	-	-	-	-	-
Farm Workers Quarters	-	-	-	-	-	P	-	-	-	-	-	-	-	-
Garage Sale	P	P	P	P	P	-	-	-	-	-	-	-	-	-
Grooms Quarters	-	-	-	-	-	-	A	-	-	-	-	-	-	-
Guest Cottage	-	-	P	P	P	-	-	-	-	-	-	-	-	-
Home Occupation	P	P	P	P	P	-	-	-	-	-	-	-	-	-
Kennel, Type 1	-	-	P	-	-	-	-	-	-	-	-	-	-	-
Limited Pet Boarding	-	-	A(4)	-	-	-	-	-	-	-	-	-	-	-
<b>Notes</b>														
-	Accessory use not allowed													
P	Permitted by Right													
A	Accessory use subject to Class A Conditional Use unless stated otherwise – See principal use and accessory use supplementary standards.													
S	Special Permit													
(1)	Farm Residence may only be accessory to Bona Fide Agriculture in the AGR and AP Zoning District.													
(2)	Accessory uses to Single Family are Permitted by Right to a Farm Residence.													
(3)	Special Permit is only applicable when a Mobile Home structure is utilized for Caretaker Quarters.													
(4)	Limited Pet Boarding shall be allowed in the AGR and AR/RSA and AR/USA Zoning Districts only.													

**2. Property Development Regulations (PDRs)**

Accessory residential uses shall be subject to the PDRs of the zoning district in which the use is located unless stated otherwise.

**3. Ownership**

Accessory residential uses shall remain under the same ownership of the principal use and shall not be subdivided or sold as condominium.

- Clarify that no single accessory use can be utilized more than once when associated with one principal use. Accessory uses referenced in Table 4.B.1.D – Corresponding Accessory Use to a Principal Use are not counted as density. Individual accessory uses are not allowed to be duplicated on any single principal use other than when specified by the Code. Specific Supplementary Use Standards under the accessory uses will dictate if more units are permitted or not.
- Relocate and expand Discontinuation of Use standard to be applicable to all accessory residential uses.

**4. Duplicated Use**

Provided all other applicable standards in the Code are met, a principal use shall be allowed to have no more than one of each of the accessory uses listed in Table 4.B.1.D – Corresponding Accessory Use to a Principal Use, unless stated otherwise.

**5. Discontinuation of Use**

An accessory use shall continue only as long as the principal use that it serves remains active. [Relocated from Art. 4.B.1.A.119.g, Discontinuation of Use, Related to Security and Caretaker Quarters]

**E. Accessory Residential Use Standards**

**1. Accessory Dwelling Quarters**

**HISTORY** The Accessory Quarters residential use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020.

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [Relocated to: ]. **Stricken** indicates text to be **deleted**. **Stricken and italicized** means text to be totally or partially relocated. **Italicized** indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].  
.... A series of four bolded ellipses indicates language omitted to save space.

**ATTACHMENT D1**

**RESIDENTIAL USES  
SUMMARY OF AMENDMENTS  
(Updated 12/09/16)**

The definition and Supplementary Use Standards were amended by Ord.1997-014, 1997-064, 1999-037, 2000-015, 2003-067, 2005-041, and 2006-004.
<b>Reason for amendments:</b> [Zoning]
1. Change use name from Accessory Dwelling to Accessory Quarters as the term "dwelling" implies density. The term "quarters" implies living environment currently used for Grooms Quarters, Caretaker Quarters, and Farm Workers Quarters.
2. Revise definition to clarify the accessory quarter can be a separate living facility from the principal dwelling unit and to clarify that the principal dwelling must be owner occupied.
3. Consolidate building square footage standards for consistency with standardized formatting protocol and clarify that the square footage associated with Accessory Quarters is the maximum allowable.
4. Clarify that only one accessory quarter is permitted regardless if it is owner occupied or not.
5. Delete language associated to accessory quarters attached or detached as the use is subject to the same property development regulations applicable to the principal use.
6. Delete the "Maximum Number of Bedrooms/Baths" standard. Existing provisions limiting the size of the accessory housing will dictate the maximum number of bedrooms and bathrooms in the unit.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**a. Definition**

~~An accessory dwelling unit located on the same lot as a principal single family dwelling. An accessory dwelling is a A complete, independent separate living facility equipped with a kitchen and provisions for sanitation and sleeping, located on the same lot as the owner occupied principal dwelling.~~

**ab. Number of Units Building Area**

~~A maximum of one accessory dwelling may be permitted. The use shall be subject to the following: as an accessory use to a principal single family dwelling unit which is owner occupied. The accessory dwelling may be attached to the principal dwelling or freestanding.~~

**b. Maximum Floor Area**

- 1) On less than one acre: a maximum of 800 square feet.
- 2) On one acre or more: a maximum of 1,000 square feet.
- 3) The floor area calculation shall include only the living area of the accessory ~~dwelling~~ quarter under a solid roof. **[Ord. 2005-041]**

**c. Additional Floor Area**

- 4) Additional Floor area under a solid roof that is utilized as a porch, patio, porte cochere, carport, or garage shall not exceed 500 square feet.

**d. Maximum Number of Bedrooms/Baths**

~~One bedroom and one bathroom.~~

**ec. Compatibility**

The ~~a~~Accessory Dwelling Quarter shall be architecturally compatible in character and materials with the principal dwelling.

7. Delete the PDRs Standard. Property development regulations will be applicable to all accessory residential uses and addressed under Accessory Residential Use standards under Article 4.
8. Delete ownership standard to be applicable to all accessory residential uses which is addressed under Accessory Residential Use standard section of Article 4.
9. Clarify that all utilities will utilize the same meter as the principal dwelling. The clarification is intended to ensure that the accessory quarter is not converted into a principal dwelling.
10. Add standard applicable to Townhouse and ZLL that establishes location of the Accessory Quarters in the lot and location criteria. The access provision is included to address potential traffic and parking impacts.

26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41

**f. Property Development Regulations (PDRs)**

~~The accessory dwelling shall comply with the PDRs applicable to the principal dwelling.~~

**g. No Separate Ownership**

~~The accessory dwelling shall remain accessory to and under the same ownership as the principal dwelling and shall not be subdivided or sold as a condominium.~~

**dh. Kitchen Facilities Removal**

An agreement to remove all kitchen equipment shall be executed and notarized between the Building Division and property owner and recorded on the property in the official records of the PBC Clerk for the dwelling unit prior to issuance of ~~a~~ any building permit. The agreement shall require the kitchen to be removed if the principal dwelling is no longer owner occupied.

**ei. No Separate Electrical Utility Service**

There shall be no separate meters for any utilities. Both, the principal ~~single family~~ dwelling and the accessory dwelling shall be connected to the same ~~meter~~ utilities. ~~Separate electric service shall be prohibited.~~ **[Ord. 2005-041]**

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**. .... A series of four bolded ellipses indicates language omitted to save space.

**ATTACHMENT D1**

**RESIDENTIAL USES  
SUMMARY OF AMENDMENTS  
(Updated 12/09/16)**

1  
2  
3  
4

- f. Design and Development Standards- Townhouse or Zero Lot Line**  
A detached Accessory Quarters associated with a Townhouse or a Zero Lot Line shall be located in the rear of the lot with access from a street or alley.

<b>Reason for amendments to Accessory Quarters in the Use Matrix:</b> [Zoning]
11. Remove Accessory Dwelling from the Use Matrix and relocate with other accessory uses. This use is accessory in nature and will be allowed in the zoning districts where the principal use is allowed.  The following indicates the changes to the approval process: Permitted in: <ul style="list-style-type: none"> <li>• Institutional and Public Facilities (IPF) Zoning District for Single Family, Townhouse and Zero Lot Line (ZLL);</li> <li>• Mixed Use Planned Development (MXPD) for Townhouse and ZLL;</li> <li>• Lifestyle Commercial Center (LCC) for Townhouse; and,</li> <li>• Urban/Suburban Tier and Exurban/Rural Tier of Traditional Neighborhood Development (TND) and Development area in the Agricultural Reserve (AGR) Tier of Traditional Marketplace Development (TMD) for Townhouse.</li> </ul>
12. Accessory Dwelling use is no longer permitted in AGR Preserve of Planned Unit Development (PUD), as Single Family, Townhouse, and ZLL uses are not permitted in that Zoning District.
13. The use is more restrictive in Single Family Residential (RS) and Multifamily Residential (RM) Zoning Districts because Townhouse and ZLL include more restrictive approval process standards which are applicable to the principal use in those zoning districts. It is also more restrictive in the Residential area of the Exurban/Rural Tier of TND when accessory to Townhouse and ZLL.

5  
6  
7

**2149. Security or Caretaker Quarters**

<b>HISTORY</b> The Security or Caretaker Quarters residential use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ord. 1993-004, 1995-008, 1997-064, 2001-001, 2003-067, 2007-001,
<b>Reason for amendments:</b> [Zoning]
1. Revise Use title and definition to clarify services provided on the premises.
2. Consolidate building square footage standards for consistency with standardized formatting protocol and clarify that the square footage associated with Accessory Quarters is the maximum allowable.
3. Simplify the maximum number of Caretaker Quarters permitted to only one per site. Additionally, delete the “bona fide agriculture, commercial, industrial, or institutional” use reference as Table 4.B.1.D, Corresponding Accessory Use to a Principal Use, will clarify where the use is permitted to be accessory. Retaining the reference is redundant.
4. Delete language identifying area governed to eliminate redundancy. General accessory use standards clarify that accessory uses are permitted in the same zoning districts where the principal use is located unless indicated otherwise.
5. Revise the occupancy standard to clarify that the owner can also be the caretaker or the custodian.

8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

- a. Definition**  
An accessory residence used by a caretaker ~~or security guard actively~~ engaged in providing security, custodial or managerial services upon the premises.
- ab. Building Area Number**  
1) ~~A maximum of one security quarters shall be permitted on the same lot as a bona fide agricultural, commercial, industrial, or institutional use. The use shall be subject to the following:~~  
2) ~~A maximum of one security quarters shall be permitted within the area governed by the site plan of an approved conditional use, requested use, or planned development.~~
- b. Maximum Floor Area**  
1) On less than one acre: a maximum of 800 square feet. [Ord. 2007-001]  
2) On one acre or more: a maximum of 1,000 square feet. [Ord. 2007-001]
- c. Occupancy**  
A ~~security or Caretaker Q~~ quarters shall be for the exclusive use of the site on which it is located and shall be occupied only by the custodian, or caretaker, ~~or owner of the principal use~~ and their family.

6. Delete the accessory use standard as it is addressed by Table 4.B.1.A, Corresponding Accessory Residential Use to a Principal Use.
---

26  
27  
28  
29

- d. Accessory Use**  
~~A security or caretaker quarters shall be allowed as an accessory use to a public or civic use in all districts.~~

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

ATTACHMENT D1

RESIDENTIAL USES
SUMMARY OF AMENDMENTS
(Updated 12/09/16)

ed. Temporary Use

Unless stated otherwise, a security or eCaretaker qQuarters use shall not be permitted allowed in association with a temporary use.

fe. Mobile Home

A mobile home may be used for a security or eCaretaker qQuarters only in the AGR, AP, AR, IL, IG, PO, IPF, and MHPD districts. A mobile home used in the AGR, AP, or AR districts, shall be subject to the minimum acreage requirement pursuant to Article 4.B.1.A.85.c.1), Lot Size 4.B.1.C.2.c, Accessory Use - Bona Fide Agriculture. If a mobile home is used, the Special Permit shall be renewed annually. [Ord. 2008-037]

- 7. Delete most of Discontinuation of Use standard to eliminate redundant language and partially relocate to be applicable to all accessory residential uses which is addressed under Accessory Residential Use section of Article 4.
8. A removal agreement is required in the event that the principal use on the property ceases and the mobile home utilized as a Caretaker's Quarters is no longer permitted. The agreement shall be executed prior to issuance of the building permit for the mobile home.

g. Discontinuation of Use

A security or caretaker quarter's use shall continue only as long as the principal use that it serves remains active. Upon termination of the principal use, the right to have the quarters shall end and the use shall be immediately discontinued. Once discontinued, such quarters shall not be reestablished except in conformity with this Section. [Partially relocated to new section 4.B.1.D. General Standards for Accessory Uses]

f. Mobile Home Removal Agreement

A removal agreement shall be executed and notarized between the Building Division and property owner and recorded on the property in the official records of the PBC Clerk prior to issuance of the building permit. The agreement shall be recorded against the property stating that the mobile home shall be removed within 30 days in the event the property is sold or the principal use ceases to exist.

Reason for amendments to Caretaker Quarters in the Use Matrix: [Zoning]
9. Remove Caretaker Quarters from the Use Matrix and relocate with other accessory uses. This use is accessory in nature and will be allowed in the zoning districts where the principal use is allowed. Caretaker Quarters is a permanent accessory use for which Special Permit is no longer necessary, since Special Permit applies mainly to temporary uses that require monitoring. The following indicates the changes to the approval process:
• Less restrictive in agricultural, residential, commercial, industrial and institutional standard zoning districts where the use was changed from SP to Permitted by Right, and in the IRO and Urban Redevelopment Area Overlay (URAO) where the change was from Development Review Officer (DRO) to Permitted by Right.
• Expand approval to permit in Residential pod of a PUD where Single Family is permitted, Recreation pod of a PUD, Multiple Use Planned Development (MUPD) with EDC FLU designation, LCC, Residential area and Open Space Recreation area in the Urban/Suburban (U/S) Tier and Exurban/Rural Tier of TND, and in the in the Preserve area of AGR TMD.

348. Estate Kitchen

HISTORY The Estate Kitchen residential use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ord. 1995-008 and 2003-067.
Reason for amendments to Estate Kitchen: [Zoning]
1. An estate kitchen is an accessory use to a single-family residence. Therefore, it is relocated from principal use under Accessory Residential Use standard section of Article 4. It is recommended that this is accessory to Farm Residence, Single Family, and Zero Lot Line units.
2. Clarify that the creation of a second complete residence through the installation of a secondary kitchen shall be prohibited.
3. Delete lot size restriction as this is considered irrelevant to the use being treated as an accessory use.

An accessory use which is physically integrated with the main residence.

a. Definition

A second kitchen located within a principal Single Family, Zero Lot Line, or Farm Residence.

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ]. .... A series of four bolded ellipses indicates language omitted to save space.

ATTACHMENT D1

RESIDENTIAL USES  
SUMMARY OF AMENDMENTS  
(Updated 12/09/16)

1  
2  
3  
4  
5  
6

- b. Conversion to Duplex Prohibited**
- ~~a. A secondary kitchen may be added provided~~ there shall not be the presence of a second complete and separate living environment associated with the secondary estate kitchen.
- ~~b. The required minimum lot size shall be twice the minimum lot size requirement for the underlying zoning district for a house supporting an estate kitchen.~~

<p><b>Reason for amendments to Estate Kitchen in the Use Matrix:</b> [Zoning]</p> <p>4. Remove Estate Kitchen from the Use Matrix and relocate with other accessory uses. This use is accessory in nature and will be allowed in the zoning districts where the principal use is allowed.</p> <p>The following indicates the changes to the approval process:</p> <ul style="list-style-type: none"> <li>• Permitted in MXPB with Commercial High (CH) and CHO FLU designation as ZLL is allowed in those Zoning Districts. Also permitted now in the Residential of the Urban/Suburban, Exurban and Rural Tiers of a TND as ZLL and Single Family uses are allowed in those zoning districts.</li> <li>• Estate Kitchen is no longer allowed in the AP Zoning District. Principal residential uses where Estate Kitchen is accessory to are not allowed in that district.</li> </ul>
---

7  
8  
9

**4. Family Day Care Home**

**HISTORY:** The Family Day Care Home definition was first referenced as part of ULDC Supplement 11, Ordinance 2011-016.

<p><b>Reason for amendments:</b> [Zoning]</p> <p>1. Relocate Family Day Care Home from the Day Care Use and add with other accessory uses. This use is accessory in nature and will be allowed in the zoning districts where the principal use is allowed. Per F.S. 125.0109, this use shall constitute a valid residential use to be Permitted by Right in residential zoning districts. Florida Statutes 402.302 defines the use as an occupied residence which makes it accessory to a principal residential use therefore, the use cannot exist on its own.</p>
---

10  
11  
12  
13  
14  
15  
16  
17  
18  
19

- a. Definition**  
*An occupied residence in which custodial care is rendered to one to six children, inclusive, and for which the owner or operator receives a payment, fee, or grant for any of the children receiving care, whether or not operating for profit, consistent with F.S. 125.0109 as amended. [Ord. 2011-016] [Relocated from ULDC Supplement 20, Art. 4.B.1.A.40.c, Family Day Care Home (related to Day Care)]*
- a)b. Signage**  
Signs shall not be permitted.

<p><b>Reason for amendments to Family Day Care Home in the Use Matrix:</b> [Zoning]</p> <p>2. This amendment identifies the use as accessory to Multifamily, Single Family, Townhouse, Zero Lot Line and Mobile Home Dwelling which will allow its location in any of the residential zoning districts where these principal residential uses are allowed per Table 4.B.1.D – Corresponding Accessory Use to a Principal Use.</p>
---

20  
21

(This space intentionally left blank)

**Notes:**  
Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
 .... A series of four bolded ellipses indicates language omitted to save space.

ATTACHMENT D1

RESIDENTIAL USES
SUMMARY OF AMENDMENTS
(Updated 12/09/16)

550. Farm Residence

HISTORY: The Farm Residence use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ord. 1998-011, 2003-067, and 2015-002.

Reason for amendments: [Zoning]

- 1. No substantive changes are being made to the Farm Residence Use.

a. Definition

A dwelling unit, other than a mobile home, located on a parcel of land used for a Bona Fide agricultural use and occupied by the owner or operator of the farm operation. [Ord. 2005-002]

ab. Principal Dwelling

One principal dwelling shall be permitted for each bona fide farm operation.

Reason for amendments to Farm Residence in the Use Matrix: [Zoning]

- 2. Remove Farm Residence from the Use Matrix and relocate with other accessory uses. This use is accessory in nature and will be allowed in the zoning districts where the principal use is allowed. The following indicates the changes to the approval process:
- Permitted by Right only when accessory to Bona Fide Agriculture use in the AGR and AP Zoning Districts for consistency with the zoning districts in which the Use Matrix currently allows the use.

654. Farm Workers Quarters

HISTORY The Farm Workers Quarters residential use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ord. 1997-064, 2003-067, 2005-002, and 2006-004.

Reason for amendments: [Zoning]:

- 1. Clarify that the structure is a complete living environment which must include cooking facilities, as well as sanitary facilities and sleeping accommodations.
2. Add words "bona fide" to clarify that the use is intended to be accessory to Bona Fide Agricultural operations, without which, there would be no need for this use.
3. Create maximum 1,000 square feet gross floor area (GFA) standard for consistency with other accessory residential uses.
4. Delete clustering standard as Farm Workers Quarters are subject to Property Development Regulations.
5. Delete AR/RSA with Specialized Agriculture (SA) FLU designation standard. Currently there are no parcels which have both the AR Zoning District and SA FLU designation.
6. Allow mobile home to be utilized as a Farm Workers Quarters to be consistent with other accessory residential uses in Bona Fide Agriculture.

a. Definition

One or more residential structures providing a complete living environment, occupied by farm workers who provide labor in conjunction with Bona Fide Agricultural operations.

ab. Density-Building Area

One dwelling unit limited to a maximum of four bed shall Farm Workers Quarter may be permitted allowed for each 25 acres- subject to the following: [Ord. 2006-004]

- 1) Limited to a maximum of four beds; and, [Relocated from this standard above]
2) The structure shall not exceed 1,000 sq. ft. GFA under a solid roof.

b. Clustering

Ten or more units on any lot shall be clustered and subject to DRO approval.

c. AGR/PUD or TMD AGR Tier

AGR/PUD or TMD Preserve shall be allowed one dwelling unit per acre provided such units are clustered onto a single compact area of the preserve and are restricted to occupancy by farm workers. Farm wWorkers eQuarters shall not be located on property in the AGR Tier in to which no residential density is assigned by the FLU designation. [Ord. 2006-004]

d. AR/RSA

May be permitted in the AR/RSA District with a SA FLU, subject to DRO Approval. [Ord. 2005-002] [Ord. 2007-001]

d. Mobile Home Removal Agreement

A mobile home may be used for a Farm Workers Quarters. A removal agreement shall be executed and notarized between the Building Division and property owner and recorded on the property in the official records of the PBC Clerk prior to issuance of the

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ]. .... A series of four bolded ellipses indicates language omitted to save space.

ATTACHMENT D1

RESIDENTIAL USES
SUMMARY OF AMENDMENTS
(Updated 12/09/16)

building permit. The agreement shall be recorded against the property stating that the mobile home shall be removed within 30 days in the event the property is sold or the Bona Fide Agriculture operation ceases to exist.

Reason for amendments to Farm Quarters in the Use Matrix: [Zoning]
7. Remove Farm Workers Quarters from the Use Matrix and relocate with other accessory uses. This use is accessory in nature and will be allowed in the zoning districts where the principal use is allowed. The following indicates the changes to the approval process:
• Permitted only when accessory to Bona Fide Agriculture use expanding its allowance into residential, commercial, industrial, public and institutional standard zoning districts.

760. Garage Sale

HISTORY The Garage Sale residential use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ord. 2003-067 and 2010-005.

Reason for amendments: [Zoning]:
1. Revise the definition to clarify Garage Sale location is within a residential dwelling unit and sales are temporary.

- a. Definition
Temporary sale of household articles, in the front yard or garage of a dwelling unit, by the occupants of a dwelling unit.
b.a. Duration
A maximum of 72 hours.
c.b. Number of Sales
A maximum of two per year per dwelling unit.

Reason for amendments to Garage Sale in the Use Matrix: [Zoning]
2. Remove Garage Sale from the Use Matrix and relocate with other accessory uses. This use is accessory in nature and will be allowed in the zoning districts where the principal use is allowed. The following indicates the changes to the approval process:
• Expanded to be allowed in LCC, the Residential and Neighborhood Center area of the U/S, Exurban and Rural Tiers of TND and U/S, Exurban, and Rural Tiers of a TMD and the Development Area of the AGR Tier in TMD as multiple residential uses are permitted in these Zoning Districts.
• The use is no longer permitted in the AGR Preserve of a PUD and MUPD with Institutional (INST) FLU designation as there are not residential uses allowed on those Zoning Districts.

865. Groom's Quarters

HISTORY The Groom's Quarters residential use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ord. 1995-008, 1997-064, 2003-067, and 2006-004.

Reason for amendments: [Zoning]
1. Traditionally stables operate with a Groom's Quarters while a Groom's Quarters cannot function without a Stable. The standards related to accessory Groom's Quarters to Stable remain under Groom's Quarters for consistency with the construction of Art. 4, Use Regulations.
2. Revise definition to relocate occupancy limitations. Occupancy is not an element of the definition but a supplementary use standard.
3. Relocate AGR PUD or TMD standard related to the numbers of Groom's Quarters for consistency with standardized formatting protocol for the construction of Art. 4, Use Regulations.
4. Clarify that 20 Groom's Quarters are allowed in AGR PUD and AGR TMD as the existing language only indicates how to address number of quarters when more than 20.

- a. Definition
On-site living quarters for persons responsible for grooming and caring for horses boarded at a sStable. -Occupancy shall be limited to on-site employees and members of the employees' family only. [Partially relocated to new Occupancy standard below]
b. Zoning Districts - AGR PUD or AGR TMD
1) Twenty Groom's Quarters may be allowed on the preservation area of an AGR PUD or AGR TMD.
2) For more than 20 groom's quarters, the allowable density shall be decreased by one unit for each groom's quarter and shall not exceed a maximum reduction of one-half

Notes:
Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ]. .... A series of four bolded ellipses indicates language omitted to save space.

**ATTACHMENT D1**

**RESIDENTIAL USES  
SUMMARY OF AMENDMENTS  
(Updated 12/09/16)**

- 1 *of the number of dwelling units associated with the Preservation Area. [Ord. 2006-*  
 2 *004] [Relocated from Art. 4.B.1.E.5.e, AGR PUD or TMD below]*  
 3 **ac. Number Permitted of Groom's Quarters**  
 4 **1) 20 Acres or Less**  
 5 One groom's quarters ~~shall be permitted~~ may be allowed for ~~each every~~ four horse  
 6 stalls.  
 7 **2) More Than 20 Acres**  
 8 One groom's quarters ~~shall be permitted~~ may be allowed for ~~each every~~ three horse  
 9 stalls.  
 10 **bd. Floor-Building Area**  
 11 **1) Each Unit**  
 12 Each groom's quarters shall not exceed 500 square feet of GFA per unit.  
 13 **2) 20 Acres or Less**  
 14 The total GFA for all ~~g~~Groom's ~~q~~Quarters shall not exceed 5,000 square feet per lot.  
 15

5.	Delete the "Maximum Number of Bedrooms/Baths" standard. Existing provisions limiting the size of a Groom's Quarters will dictate the maximum number of bedrooms and bathrooms in the unit.
6.	Private or Commercial Stable have their own approval process contained in the Use Matrix but once Groom's Quarters are included on site, it may trigger upper level of approval. More than 21 Groom's Quarters will be subject to public hearing which tends to minimize the impacts of overconcentration of quarters to adjacent properties.
7.	Revise Kitchen Facilities standard to clarify when removal agreement is to be executed and establish specific time for removal of kitchen when the use ceases to operate. The 90-day threshold was added to ensure that adequate time was given for obtaining proper permits, such as plumbing and electrical, and to remove kitchen facilities.

- 16  
 17 **c. ~~Bedrooms and Bathrooms~~**  
 18 *A maximum of one bedroom and one bathroom per groom's quarter.*  
 19 **4) Occupancy**  
 20 *Shall be limited to on-site employees and members of the employees' family only.*  
 21 **[Relocated from the use definition above]**  
 22 **d. Approval Process**  
 23

**Table 4.B.6.C - Groom's Quarters**

Process	Number of Groom's Quarters Permitted
Class A <u>Conditional Use</u>	101 or more
Class B <u>Conditional Use</u>	21 through 100
DRO	Five through 20
Permitted <u>by Right</u>	Max <u>imum</u> four
<b>[Ord. 2007-001]</b>	

- 24  
 25 **e. ~~AGR PUD or TMD~~**  
 26 *For more than 20 groom's quarters, or more than 20 groom's quarters on the*  
 27 *Preservation Area of an AGR PUD or TMD, the allowable density shall be decreased by*  
 28 *one unit for each groom's quarter to a maximum reduction of one-half of the number of*  
 29 *dwelling units associated with the Preservation Area. [Ord. 2006-004] [Partially*  
 30 *relocated to Zoning Districts - AGR PUD or AGR TMD standard 4.B.1.E.6.b.1)a) and*  
 31 *4.B.1.E.6.b.1)b) above related to Groom's Quarter accessory to Stable]*  
 32 **e. Kitchen Facilities Removal**  
 33 Groom's quarters may contain individual cooking facilities and/or one common dining  
 34 facility. An agreement to remove all kitchen equipment shall be executed and notarized  
 35 between the Building Division and property owner and recorded on the property in the  
 36 official records of the PBC Clerk prior to issuance of building permit approval of the  
 37 groom's quarter. The agreement shall require the kitchen to be removed within 90 days  
 38 of if the unit ~~ceases ceasing~~ to operate as a groom's quarters.  
 39

**Reason for amendments to Groom's Quarters in the Use Matrix:** [Zoning]  
 Remove Groom's Quarters from the Use Matrix and relocate with other accessory uses. This use is accessory in nature to Private Stable and Commercial Stables. The approval process for accessory Groom's Quarters to Stable use is based on the number of Groom's Quarters as contained in the standards for this use. The approval indicated in Table 4.B.1.D – Corresponding Accessory Use to a Principal Use, shows the most restrictive approval process Class A Conditional Use. A specific Supplementary Use Standard the number at which Groom's Quarters may trigger a different approval process than the one applicable to the principal use Stable.  
 The following indicates the approval process changes of the accessory use when compared with the

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.  
~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
 .... A series of four bolded ellipses indicates language omitted to save space.

ATTACHMENT D1

RESIDENTIAL USES
SUMMARY OF AMENDMENTS
(Updated 12/09/16)

zoning districts where the Private Stable and Commercial Stable are allowed:
• Less restrictive for Commercial Stables in Agricultural Residential (AR), AGR, Agricultural Production (AP) Zoning Districts and commercial, industrial and public standard zoning districts; and, for Private Stables in agriculture and residential standard zoning districts due to a change from Class A Conditional Use to a less restrictive approval.
• Permitted by Right approval process remains unchanged in the Residential pod and Agricultural Preserve pod of a PUD for Commercial and Private Stables.
• Proposed to be permitted in Multiple Use Land Development (MUPD) with Commercial Recreation (CR) Future Land Use (FLU) designation for Commercial Stable and for Private Stable, in Residential area in the U/S Tier and Exurban/Rural Tier of TND.
• No longer permitted in commercial, industrial, public and institutional standard zoning districts where Private Stable is not permitted; and in the residential pod of a PUD for Commercial Stable.
• More restrictive in the Preserve area AGR Tier of TMD for Commercial Stables by changing the Special Permit approval to DRO approval.

966. Guest Cottage

HISTORY The Guest Cottage residential use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ord. 1993-004, 1995-008, 1997-064, and 2003-067.

Reason for amendments: [Zoning]

- 1. Clarify that the principal dwelling unit on the property is owner occupied to prevent multiple rental units on one property owned by an absentee landlord.
2. Consolidate under Building Area standard the floor area regulations for consistency with standardized formatting protocol and clarify that the square footage associated with Accessory Quarters is the maximum allowable.
3. Delete reference to unit type. Where the accessory use is allowed will be dictated by new Table 4.B.1.A – Corresponding Accessory Residential Use to a Principal Use.

- a. Definition
An accessory sleeping quarters provided for non-paying guests by the owner / occupant of a principal single-family or ZLL dwelling unit.
ab. Units Building Area
A maximum of one guest cottage may be permitted as an accessory use to a principal single family or ZLL dwelling unit. The guest cottage may be attached to the principal dwelling or freestanding. The use shall be subject to the following:
b. Floor Area
A guest cottage shall not exceed 800 square feet GFA, except when located on a lot that is at least one acre in size, in which case the cottage shall not exceed 1,000 square feet GFA or 30 percent of the principal dwelling, whichever is greater.
1) On less than one acre: a maximum of 800 square feet.
2) On one acre or more: a maximum of 1,000 square feet.
3) The floor area calculation shall include only the living area of the guest cottage under a solid roof.
c. Additional Floor Area
4) Floor area under a solid roof that is utilized as a porch, patio, porte cochere, or carport shall not exceed 500 square feet of GFA.
dc. Kitchen or Cooking Facilities
There shall be no kitchen or cooking facilities in a guest cottage.

4. Delete standards related to setbacks and ownership as these are standards applicable to all accessory residential uses indicated in section 4.B.1.D. General Standards for Accessory Uses.

- ed. Compatibility
A guest cottage shall be architecturally compatible in character and materials with subordinate in size to the principal dwelling unit.
f. Setbacks
A guest cottage shall comply with the minimum setbacks applicable to the principal single-family dwelling unit.
g. No Separate Ownership
A guest cottage shall remain accessory to and under the same ownership as the principal dwelling unit and shall not be subdivided or sold as a condominium.

Notes:
Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].
.... A series of four bolded ellipses indicates language omitted to save space.

ATTACHMENT D1

RESIDENTIAL USES
SUMMARY OF AMENDMENTS
(Updated 12/09/16)

5. Stipulate that all utilities shall be maintained under the principal residential use, including no separate meters for such metered utilities as water, gas, and electric.

e. No Separate Utility Service
There shall be no separate meters for any utilities. Both the principal dwelling and the Guest Cottage shall be connected to the same utilities.

Reason for amendments to Guest Cottage in the Use Matrix: [Zoning]

6. Remove Guest Cottage from the Use Matrix and relocate with other accessory uses. This use is accessory in nature and the principal use or uses to which it is accessory, already cover the approval process. The following indicates the changes to the approval process:
- Permitted in
- IPF for Single Family, Townhouse and ZLL;
- MXPD for Townhouse and ZLL;
- LCC for Townhouse;
- Residential area in the U/S Tier of TND for Single Family, Townhouse and ZLL;
- Residential area in the Exurban/Rural Tier of TND for Single Family;
- U/S Tier, Exurban/Rural Tier, and Development area in the AGR Tier of TMD for Townhouse.
- No longer permitted in IRO for Single Family and ZLL.
- More restrictive in RM and RS Zoning Districts for Townhouse and ZLL; and, Residential area in the Exurban/Rural Tier of TND for Townhouse and ZLL.

1070- Home Occupation

HISTORY The Home Occupation residential use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ord. 2003-067 and 2007-013.

Reason for amendments:

- 1. Recognize current zoning policy which allows for cottage food production as a home occupation, in accordance with Florida Statutes 500.80, and the requirements of the Department of Agriculture and Consumer Services.
2. Allow incidental retail sales where the home occupation is a mail order or internet business, and where inventory is stored in accordance with existing standards.
3. Revise title of On-Premise Sales standards to read "On-Premise Sales of Goods and Services" to clarify the sale of services is prohibited at the home other than instructional services.
4. Delete the certificate of insurance requirement associated with instructional services as Zoning no longer reviews Home Occupational Licenses and the certificate is not a Tax Collector or State of Florida requirement.

a. Definition
A business, profession, occupation, trade, artisan, or handcraft conducted in a dwelling unit for commercial gain by a resident of the unit. A home occupation shall not include those businesses which-that are required open to the public including those required by State of Florida agencies to-be-open-to-the-public. [Ord. 2009-040]

ab. Incidental Nature
Shall be clearly incidental and subordinate to the residential use of the dwelling property and shall be confined to no more than ten percent of the total floor area of the dwelling.

bc. Location
With the exception of outdoor instructional services, a home occupation shall be conducted within the principal dwelling or off-site, and shall not be conducted within any accessory building or structure or within any open porch or carport that is attached to and part of the principal structure. Instructional services, which by their nature must be conducted outside of the principal structure, such as swimming lessons, shall be located in a rear or side yard.

ed. No Change to Character of Dwelling
The residential character of the dwelling in terms of exterior appearance and interior space shall not be altered or changed to accommodate a home occupation.

de. Employees
Shall be conducted by members of the immediate family residing in the dwelling unit only. A maximum of one person who is not a member of the immediate family may assist in the operation of the home occupations at the residence.

e. Business Tax Receipt

Notes:
Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ]. .... A series of four bolded ellipses indicates language omitted to save space.

ATTACHMENT D1

RESIDENTIAL USES
SUMMARY OF AMENDMENTS
(Updated 12/09/16)

Shall be operated pursuant to a valid business tax receipt for the use conducted by the resident of the dwelling. More than one home occupation may be permitted on a residential lot. [Ord. 2007-013].

f. Advertising

No external evidence or sign shall advertise, display, or otherwise indicate the presence of the home occupation, nor shall the street address of the home occupation be advertised through signs, billboards, television, radio, or newspapers. Advertising on vehicles shall be limited to the minimum necessary to meet requirements mandated by F.S. Chapter 489 or Chapter 67-1876 of the PBC Contractor's Certification Division Manual.

g. Cottage Foods

No food preparation shall be allowed, except as allowed in accordance with Section F.S. Section 500.80 cottage food operations, as amended.

gh. On-Premise Sales of Goods and Services

A home occupation shall not involve the sale of any stock, trade, supplies, products, or services on the premises, except for instructional services, or incidental retail sales where the home occupation is a mail order or internet business.

hi. Instructional Services

Instructional services shall meet the following additional regulations:

1) Home Instruction, Inside

Teaching which takes place inside the dwelling unit of the instructor. Typical instruction includes music lessons and academic tutoring.

2) Home Instruction, Outside

Teaching which takes place outside the dwelling unit, on the property of the instructor. This type of instruction is limited to subject matter which necessitates outside instruction. Typical instruction includes tennis, swimming lessons, dog training and equestrian lessons.

3) Hours of Operation

Instruction shall occur only between the hours of 9:00 a.m. and 8:00 p.m. daily.

4) Insurance

Proof of liability insurance in the amount of at least \$300,000 covering the instructional service shall be submitted prior to the issuance of a Business Tax Receipt. [Ord. 2008-003]

54) Number of Students

A maximum of three students at a time shall be permitted may be allowed to receive instruction during a lesson.

65) Parking

No more than two vehicles associated with the lessons shall be permitted may be allowed to be parked at the instructor's home at any time.

76) Resident

The instruction must be conducted by a resident of the dwelling where lessons are provided. Only one instructor shall be permitted may be allowed to provide instruction. The business tax receipt shall be issued to the instructor. [Ord. 2007-013]

ij. Outside Storage

No equipment or materials used in the home occupation shall be stored or displayed outside of the dwelling, including driveways.

jk. Nuisances

No home occupation shall involve the use of any mechanical, electrical or other equipment, materials or items which produce noise, electrical or magnetic interference, vibration, heat, glare, smoke, dust, odor or other nuisance outside the residential building. There shall be no storage of hazardous or noxious materials on the site of the home occupation. There shall be no noise of an objectionable nature from the home occupation audible at adjoining property lines.

kl. Violations or Hazard

If any of the above requirements are violated, or if the use, or any part thereof, is determined by the Zoning Director to create a health or safety hazard, then the business tax receipt may be revoked. [Ord. 2007-013]

lm. Vehicles

One business related vehicle per dwelling unit not over one ton rated capacity may be parked at the home, provided the vehicle is registered to a resident of the dwelling, commercial vehicles are prohibited.

Reason for amendments to Home Occupation in the Use Matrix: [Zoning]
5. Remove Home Occupation from the Use Matrix and relocate with other accessory uses. This use is accessory in nature and will be allowed in the zoning districts where the principal use is allowed.

(This space intentionally left blank)

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ]. .... A series of four bolded ellipses indicates language omitted to save space.

ATTACHMENT D1

RESIDENTIAL USES
SUMMARY OF AMENDMENTS
(Updated 12/09/16)

1173. Kennel, Type 1 (Private)

HISTORY The Kennel, Type I residential use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ord. 2001-001, 2003-067, 2008-037, and 2013-001.

Reason for amendments: Zoning

- 1. Kennel, Type 1 (Private) is proposed to be relocated to two locations in the ULDC: Art. 4, Accessory Residential Uses (new) and Art. 5.B, Accessory and Temporary Uses.
- The definition is revised to clarify that private kennels are accessory to Single Family dwelling and not principal in nature.
- A new Limited Pet Boarding use is being established to allow the boarding of cats and dogs in residential zoning districts.
- Regulations for Hobby Breeder and number of animals are contained in the Limitations of Use Private Non-Profit standard are addressed by Animal Care and Control (ACC), therefore not needed. Additionally, add a provision to ensure a private non-profit Type 1 Kennel does not exceed the maximum number of animals. The ACC Ordinance 98-22 allows for a property that is at least 2.5 acres to apply for an Excess Animal Habitat permit to exceed the maximum allowed (30).
- Portions of the use will be relocated from the current Residential Classification to Article 5.B, Accessory and Temporary Uses. See Part 12 below.
2. The Pot Bellied Pigs Standard will be deleted since Kennel Type 1 definition clearly indicates this use is limited to dogs and cats only.

a. Definition

Any building or land used, A residential lot with a Single Family dwelling designed or arranged to facilitate the non-commercial care of domestic animals, such as dogs and cats, (excluding horses or livestock), owned by the occupants of the premises. [Ord. 2006-036] [Ord. 2008-036] [Ord. 2013-001]

ba. Limitations of Use Private Non-Profit

A private Kennel Type 1 may include shall be limited to domestic animals owned by the occupants of the premises only, or a private non-profit animal organization that is not open to the public and located on less than 2.5 acres. The care, breeding, boarding, raising, sale or grooming of dogs, cats, or any other domestic animal, bird, reptile or mammal is prohibited, except as permitted under provisions for Hobby Breeder contained herein. The raising of domestic animals for sale is prohibited. The sale of domestic animals on site is prohibited. Property size and restrictions on the number of animals permitted shall be regulated by the PBCACC. A PBCACC Excess Animal Habitat permit shall be prohibited. [Ord. 2006-036] [Ord. 2008-037] [Ord. 2013-001]

1) Setbacks

Enclosed structures or runs shall comply with the minimum setbacks applicable to the principal dwelling unit provided that openings do not face adjacent residential uses. [Ord. 2006-036] [Relocated to new Art. 5.B.1.A.22.c.1)a), General]

2)c. Hobby Breeder

A person who breeds up to two litters of dogs or cats or 19 dogs or cats per one-year period, on their property, and/or raises, on his/her property, purebred dogs or cats capable of registration with the national or international dog or cat registry and does not engage in the sale to the public, during a consecutive 12-month period, of more than two litters or 20 dogs or cats, whichever is greater. The A hHobby bBreeder is further defined and regulated by the PBCACC pursuant to Ord. 89-2 98-022, as amended. [Ord. 2006-036]

3) Outdoor Runs

Safety fences not to exceed six feet in height shall be required around outdoor runs. [Relocated to new Art. 5.B.1.A.22.a, Fences] If the safety fence is not opaque, a continuous solid opaque hedge, a minimum of four feet at installation, shall be provided around the outdoor run. [Relocated to new Art. 5.B.1.A.22.b, Hedges] Outdoor runs or non-enclosed structures used by a hobby breeders shall not be located within 50 feet of any property line adjacent to a residential district or 25 feet of any property line adjacent to a non-residential district. [Ord. 2006-036] [Relocated to new Art. 5.B.1.A.22.c.3), Hobby Breeders]

4) Private Kennel

Outdoor runs or non-enclosed structures shall not be located within 25 feet of any property line. [Ord. 2006-036] [Relocated to new Art. 5.B.1.A.22.c.1)b), General]

b. Guard Dog Exemption

Adequate shelter required by ACC for any guard dog registered in accordance with ACC Ord. 98-022 shall be permitted in any Zoning district, and shall be exempt from the

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ]. .... A series of four bolded ellipses indicates language omitted to save space.

ATTACHMENT D1

RESIDENTIAL USES  
SUMMARY OF AMENDMENTS  
(Updated 12/09/16)

1 ~~setback requirements of this section. [Ord. 2008-036]~~ [Relocated to new Art.  
2 5.B.1.A.22.c.4), Guard Dog Exemption]  
3 ~~c. Pot Bellied Pigs~~  
4 ~~The keeping of pot bellied pigs in a Type I Kennel shall be prohibited. [Ord. 2013-001]~~  
5

<b>Reason for amendments to Kennel Type 1 (Private) in the Use Matrix:</b> [Zoning]
3. Remove Kennel Type 1 (Private) from the Use Matrix and relocate with other accessory uses. This use is accessory in nature and will be allowed in the zoning districts where the principal use is allowed.

6  
7 **12. Limited Pet Boarding**  
8

**BACKGROUND**  
Establish a new use to allow limited boarding accessory to Single Family use in the Agricultural Reserve (AGR) and Agricultural Residential (AR) Zoning Districts. Limited Pet Boarding use within a Single Family use would allow limited boarding of cats and dogs not owned by the owners or occupants of the premise. The new use is being introduced to acknowledge the potential for these types of businesses in certain rural residential districts, as explained further below. The AGR and AR Zoning Districts may be suitable for this type of use as the occupants of the Single Family dwelling will operate the use.

Commercial kennels are currently prohibited within residential zoning districts. While Private Kennels are permitted in residential zoning districts, the use is limited to the boarding of dogs "owned by the occupants of the premises..." In 2012, it was learned by the Zoning Division that several residential dog boarding operations had been established in Residential Zoning Districts pursuant to an Animal Care and Control (ACC) permit, but contrary to the Zoning prohibitions.

A Privately Initiated Amendment (PIA) was submitted to the Zoning Division in 2012 by Jeff and Monika Stefaniak to allow for limited boarding of cats and dogs in certain Residential Zoning Districts. The initiation of this amendment was presented for recommendation at the February 27, 2013 Land Development Regulations Advisory Board (LDRAB). LDRAB expressed concerns with the initiation of this amendment based on impacts of nuisances (such as noise and traffic) and incompatibility of commercial uses in residential zoning districts. However, LDRAB voted to move the application forward to the BCC with direction for staff to express their concerns to the BCC. At the March 28, 2013 BCC Zoning Hearing, the BCC directed staff to draft a code amendment for limited boarding of cats and dogs in certain residential districts as part of the ULDC Use Regulations Project.

**RESEARCH/FINDINGS:**  
Staff reviewed several ordinances from other jurisdictions in Palm Beach County, Florida, and other States, including but not limited to, California, North Carolina and Minnesota that allow boarding facilities in residential zoning districts. Staff also conducted two meetings, on May 13, 2014 and September 15, 2014, with Boarding Operators, interested parties and County staff to solicit input and feedback on the proposed new use. Meeting feedback yielded specific recommendations including: number of animals per boarding operation, outdoor runs, signage, and duration of stay, hours of operation, noise and traffic. Preliminary research indicates that other uses with similar nuisances (noise, odor) and adverse impacts (non-residential traffic) are permitted within certain residential zoning districts, such as the boarding of up to four horses in a Private Stable when located on a two or more acre lot; and, a family day care home, which allows for daycare of up to six children, excluding the operator's children who reside in the home.

Staff research found that when uses are allowed in Residential Zoning Districts, regulations typically require a Conditional Use approval or Special Exception. The research also found that where the use is allowed, supplementary standards were established to address adverse impacts such as separation requirements, minimum lot size and nuisance mitigation (soundproofing and odor abatement).

**CONCLUSION:**  
Staff concurs with the potential viability of the proposed limited boarding, accessory to Single Family use, in certain residential zoning districts. In an effort to address LDRAB and Zoning staff concerns, staff is proposing to add the Limited Boarding use by allowing them, as a Class A Conditional Use, in the AGR and AR Zoning Districts accessory to Single Family dwelling. Supplementary standards will be added to mitigate potential adverse impacts in rural residential zoning districts. The use will also be added to Table 4.B.1.D, Corresponding Accessory Use to a Principal Use, in the Residential Use Classification. Limited Pet Boarding will be grouped with uses that are accessory in nature to Residential uses.

<b>Reason for amendments:</b> [Zoning]
1. Establish definition to clarify that boarding is accessory to a Single Family use.
2. Establish limitations of use standards to address potential nuisances and adverse impacts adjacent to residential uses: <ul style="list-style-type: none"><li>• Establish Approval Process standard to clarify that the use is subject to Class A</li></ul>

**Notes:**  
Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

ATTACHMENT D1

RESIDENTIAL USES  
SUMMARY OF AMENDMENTS  
(Updated 12/09/16)

Conditional Use in the AGR and AR Zoning Districts; and, clarify coordination of ACC and Zoning at time of Class A Conditional Use application. Concurrent with the Class A Conditional Use review, the applicant for the Limited Pet Boarding use must provide official ACC correspondence to the Zoning Division identifying intent to develop the use operation and location.

- Establish ACC Permit standard to clarify that Zoning Approval is required prior to owner applying for ACC permit.
- Establish a minimum lot size requirement of one acre. Review of municipal and industry research indicates that a proposed minimum lot size would assist in the mitigation of adverse impacts.
- Establish separation distance from one operation to another in order to mitigate possible impacts over adjacent properties.
- Limit boarding to only cats and dogs shall be exclusively within the Single Family dwelling structure. Zoning staff recognizes the need for the dogs and cats to be outdoors, therefore the standard clarifies that the boarding limitation excludes time for outdoor activities.
- Establish a maximum threshold for number of cats and dogs boarded. The Animal Care and Control (ACC) Ordinance 98-22 restricts the number of cats or dogs based on acreage (for example, 1-10 cats/ dogs allowed on parcels less than 1.5 acres). In an effort to mitigate traffic trips within a neighborhood and other potential impacts, staff's recommendation is to establish the maximum total number of cats and dogs at seven, exclusive of the owner's dogs and cats.
- Clarify hours for operation and include reference to setback requirements for outdoor runs in Article 5, Supplementary Standards.
- Clarify Outdoor Area standard to allow for occasional limited outdoor activity. Although runs and play areas are prohibited, staff recognizes occasional walking and relief of animals is common.
- Clarify that signage shall be prohibited for consistency with regulations applicable to similar uses located in the Residential zoning districts.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38

- a. **Definition**  
A Single Family dwelling with accessory boarding of domestic cats or dogs not owned by the occupants of the premises.
- b. **Approval Process**  
The use shall be subject to Class A Conditional Use approval process in the AGR and AR/RSA and AR/USA Zoning Districts pursuant to Article 2, Development Review Procedures. In addition, the applicant shall submit simultaneously with the Class A Conditional Use application a letter from ACC confirming the applicant's intent to develop the proposed use in the specific location.
- c. **Lot Size**  
A minimum of one acre.
- d. **Separation Distance**  
Shall not be located within a radius of 1,000 feet of another Limited Pet Boarding use. The separation distance shall be measured from property line to property line.
- e. **Maximum Number**  
No more than a total of seven cats or dogs shall be boarded at any given time. The total number of cats and dogs boarded and owned by the resident of the Single Family Dwelling shall not exceed the maximum limits for dogs and cats established by Animal Care and Control pursuant to Palm Beach County Ordinance section 4-22.
- f. **Boarding**  
Cats or dogs shall be boarded within the Single Family structure except when outdoor activities take place. Boarding operations not conducted within the Single Family dwelling, but in an accessory structure, must be a legally conforming use as of October 1, 2016.
- g. **Hours**
  - 1) Outdoor activities shall be limited to 7:00 a.m. and 9:00 p.m. unless under the restraint or control of a person by means of a leash.
  - 2) Business hours including drop-off and pickup shall be between 6:00 a.m. to 7 p.m.
- h. **Outdoor Areas**
  - 1) Cats and dogs shall be personally supervised during the outdoor activity; and,
  - 2) Shall be setback a minimum of 25 feet from all property lines.
- i. **Signage**  
No signage shall be allowed to advertise the Limited Pet Boarding use.
- j. **ACC Permit**  
The operator of the use shall obtain Zoning Approval prior to application for an Operational Permit by the ACC.

**Notes:**  
Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

ATTACHMENT D1

RESIDENTIAL USES  
SUMMARY OF AMENDMENTS  
(Updated 12/09/16)

<b>Reason for amendments to Limited Boarding in the Use Matrix:</b> [Zoning]
3. Limited Pet Boarding is a new use will be added to Table 4.B.1.D, Corresponding Accessory Use to a Principal Use, in the Residential Use Classification.

U:\Zoning\CODEREV\2016\BCC Hearings\URP\1 - RPA\Exh. D1- Residential Uses.docx

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D2

COMMERCIAL USES  
SUMMARY OF AMENDMENTS

(Updated 12/9/16)

1 Part 3. New ULDC Art. 4.B.2, Commercial Uses, is hereby established as follows:

2 CHAPTER B USE CLASSIFICATION

3 Section 2 Commercial Uses

4 A. Commercial Use Matrix

5

**Reason for amendments:** [Zoning]

1. Consolidate all zoning districts into one Use Matrix to improve ease of use and better delineate differences in approval processes for standard, Planned Development Districts (PDDs) or Traditional Development Districts (TDDs). Tables consolidated are as follows: Table 3.B.15.F, Infill Redevelopment Overlay (IRO) Permitted Use Schedule; Table 3.B.16.E, Priority Redevelopment Area (PRA) Use Matrix; Table 3.E.1.B, PDD Use Matrix; Table 3.F.1.F, TDD Use Schedule; and, Table 4.A.3.A, Use Matrix.

2. Include footnote in the Use Matrix to ensure the Code user reviews the Supplementary Use Standards applicable to every individual use when determining the applicable approval process. Since the Use Matrix is intended to show the most restrictive approval process and some uses may be shown prohibited or with a specific approval process, the Supplementary Use Standards may contain additional provisions that allow the use to be subject to a lower level of approval when specific provisions are met.

6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16

(This space intentionally left blank)

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.



**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
(Updated 12/14/16)

1

**TABLE 4.B.2.A COMMERCIAL USE MATRIX**

STANDARD DISTRICTS														Supplementary Use Standards (1)	PLANNED DEVELOPMENT DISTRICTS (PDDs)										TRADITIONAL DEV. DISTRICTS (TDDs)											
AG/CON		RESIDENTIAL				COMMERCIAL						IND	INST		PUD		MUPD				MXPD	PIPD	M	R	LCC	TND		TMD								
P	A	A	AR	R	R	R	R	C	C	C	C	C	C		U	U	U	U	U	I	I	I	I	P	I	R	R	R	R	L	L	T	T	T	T	
C	G	P	R	U	E	T	S	M	N	L	C	H	G		R	U	U	U	U	U	L	L	L	L	O	P	H	V	P	P	C	C	U	U	U	U
S	R	A	S	A					O	O	E					1	2	3	1	2	C	C	C	C	O	P					R	R	R	R	R	R
Commercial Uses																																				
Convenience Store <span style="float: right;">7</span>																																				
Convenience Store with Gas Sales																																				
<del>Day Labor Employment Service</del> [Use Consolidated with Business or Professional Office]																																				
Dispatching Office Service <span style="float: right;">8</span>																																				
Dog Daycare <span style="float: right;">9</span>																																				
Financial Institution <span style="float: right;">10</span>																																				
Financial Institution with Drive Thru Facilities <span style="float: right;">11</span>																																				
Financial Institution Freestanding ATM <span style="float: right;">12</span>																																				
Flea Market, Enclosed Indoor <span style="float: right;">13</span>																																				
Flea Market, Open Outdoor <span style="float: right;">14</span>																																				
Gas and Fuel Sales, Retail <span style="float: right;">15</span>																																				
[Ord. 2004-051] [Ord. 2005-002] [Ord. 2006-004] [Ord. 2006-036] [Ord. 2007-001] [Ord. 2007-013] [Ord. 2008-037] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2010-009] [Ord. 2010-022] [Ord. 2011-001] [Ord. 2011-016] [Ord. 2012-003] [Ord. 2012-027] [Ord. 2013-001] [Ord. 2014-025] [Ord. 2014-031]																																				
<b>Use approval process key:</b>																																				
P Permitted by Right										D Subject to DRO Approval										A Subject to BCC Approval (Class A Conditional Use)																
S Subject to Special Permit Approval										B Subject to Zoning Commission Approval (Class B Conditional Use)										- Prohibited use, unless stated otherwise within Supplementary Use Standards																
(1) Supplementary Use Standards for each use must be reviewed regardless the approval process set forth in the Use Matrix. Refer to the numbers in the Supplementary Use Standard column.																																				

2  
3

**Notes:**  
Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.







**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
(Updated 12/14/16)

1

<b>Reason for amendments:</b> [Zoning]
1. Address bay door orientation by making it part to the General Standards applicable to Commercial Uses. The proposed provisions differ from Bay Door standards applicable to loading areas currently contained in Art. 6, Parking. This amendment looks to protect residential developments from nuisances created by adjacent non-residential developments that may include uses that require bay doors to be open and to minimize visual impact from streets. This language currently exists in uses such as Repair and Maintenance or Vehicle Sales and Rental which is now expanded to cover all uses. This standard will make the application consistent and applicable to all uses that have intense operations or activities in bays that keep the door open.
2. Establish a hierarchy of requirements based on the incompatibility issues that may arise from the use and activities on adjacent streets or parcels of land.
3. Specific provisions in Art. 2, Development Review Procedures, does not allow the Zoning Commission to grant variances to the use standards contained in Article 4 unless clearly stated otherwise. This amendment creates an option for Commercial Uses with Bay Doors facing a residential use or vacant parcel with residential FLU, to apply for a variance to cover situations not identified in exception standards.

2

3

**B. General Commercial Standards**

4

**1. Bay Doors**

5

*Unless stated otherwise in Art. 4, Use Regulations or Art. 6.B, Loading Standards, service bay doors shall not face any residential use, or vacant parcel of land with a residential FLU designation, except as follows: [Ord. 2005 – 002] [Ord. 2014 – 025] [Partially relocated from Art. 4.B.1.A.107.f, Bay Door Orientation, under Repair and Maintenance]*

6

7

8

9

*a. When separated by an Arterial or Collector street a minimum of 80 feet in width, [Partially relocated from Art. 4.B.1.A.107.f, Bay Door Orientation, under Repair and Maintenance]*

10

11

*b. When separated by a Local Commercial Street, provided the R-O-W buffer is upgraded to include a minimum six foot high hedge. [Partially relocated from Art. 4.B.1.A.107.f, Bay Door Orientation, under Repair and Maintenance]*

12

13

14

*c. When separated by a parcel with a non-residential use such as utilities, canal R-O-W, easements, FDOT or County drainage, a minimum of 80 feet in width, subject to the provision of a Type 3 Incompatibility Buffer with a continuous two foot high berm. The required wall shall be placed on the top of the berm. Canopy Trees shall be one and one half times the required tree quantity. [Partially relocated from Art. 4.B.1.A.107.f, Bay Door Orientation, under Repair and Maintenance]*

15

16

17

18

19

20

*d. Requests for Type 2 Variance from Bay Doors regulations may be allowed in accordance with Art. 2, Development Review Procedures.*

21

22

23

**C. Definitions and Supplementary Use Standards for Specific Uses**

24

**21. Adult Entertainment**

25

26

<b>Reason for amendments:</b> [Zoning]
1. Amend Adult Entertainment (AE) Supplementary Use Standards to reflect changes in the approval process identified in the Use Matrix.

27

28

29

30

31

32

33

34

35

36

**a. Establishment**

Any adult arcade, adult theater, adult bookstore/adult video store, adult motel, or adult dancing establishment; or any establishment or business operated for commercial gain where any employee, operator or owner exposes his/her specified anatomical area for viewing by patrons, including but not limited to: massage establishments whether or not licensed pursuant to F.S. §480, tanning salon, modeling studio, or lingerie studio. *The following definitions and Supplementary Use Standards shall apply to all Adult Entertainment establishments: [Ord. 2004-051] [Ord. 2009-040] [Partially relocated from old standard d, License, below]*

37

38

39

**b. Definitions, ~~Adult Entertainment Establishment~~**

The following definitions apply for the purposes of the Adult Entertainment Establishment provisions of this Code. [Ord. 2004-051] [Ord. 2009-040]

40

41

42

43

44

45

**1) Adult Arcade**

Any place or establishment operated for commercial gain, which invites or permits the public to view adult material. For purposes of this Code, "adult arcade" is included within the definition of "adult theater." [Ord. 2004-051] [Ord. 2009-040]

**2) Adult Bookstore/Adult Video Store**

An establishment which sells, offers for sale, or rents adult material for commercial gain and which meets either of the following two criteria:

**Notes:**

Underlined indicates *new* text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be *deleted*. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
... A series of four bolded ellipses indicates language omitted to save space.

# EXHIBIT J

## COMMERCIAL USES SUMMARY OF AMENDMENTS

(Updated 12/14/16)

- 1 (a) More than 30 percent of the gross public floor area is devoted to adult material;  
2 or  
3 (b) More than 30 percent of the stock in trade consists of adult material. [Ord. 2004  
4 – 051] [Ord. 2009-040]
- 5 **3) Adult Booth**  
6 A small enclosed or partitioned area inside an ~~a~~Adult ~~e~~Entertainment establishment  
7 which is: (1) designed or used for the viewing of adult material by one or more  
8 persons and (2) is accessible to any person, regardless of whether a fee is charged  
9 for access. The term "adult booth" includes, but is not limited to, a "peep show"  
10 booth, or other booth used to view adult material. The term "adult booth" does not  
11 include a foyer through which any person can enter or exit the establishment, or a  
12 restroom. [Ord. 2004-051] [Ord. 2009-040]
- 13 **4) Adult Dancing Establishment**  
14 An establishment selling, serving or allowing consumption of alcoholic beverages,  
15 where employees display or expose specified anatomical areas to others regardless  
16 of whether the employees actually engage in dancing. [Ord. 2004-051] [Ord. 2009-  
17 040]
- 18 **5) Adult Entertainment**  
19 a) Any adult arcade, adult theater, adult bookstore/adult video store, adult motel, or  
20 adult dancing establishment; or any establishment or business operated for  
21 commercial gain where any employee, operator or owner exposes his/her  
22 specified anatomical area for viewing by patrons, including but not limited to:  
23 massage establishments whether or not licensed pursuant to F.S. Chapter 480,  
24 tanning salon, modeling studio, or lingerie studio. [Ord. 2004-051] [Ord. 2009-  
25 040]
- 26 b) Excluded from this definition are any educational institutions where the exposure  
27 of the specified anatomical area is associated with a curriculum or program.  
28 [Ord. 2004-051] [Ord. 2009-040]
- 29 c) An establishment that possesses an adult entertainment license is presumed to  
30 be an adult entertainment establishment. [Ord. 2004-051] [Ord. 2009-040]
- 31 **6) Adult Material**  
32 Any one or more of the following, regardless of whether it is new or used: [Ord.  
33 2004-051]
- 34 a) Books, magazines, periodicals or other printed matter; photographs, films, motion  
35 pictures, video cassettes, slides, or other visual representations; recordings,  
36 other audio matter; and novelties or devices; which have as their primary or  
37 dominant theme subject matter depicting, exhibiting, illustrating, describing or  
38 relating to specified sexual activities or specified anatomical areas; or, [Ord.  
39 2004-051] [Ord. 2009-040]
- 40 b) Instruments, novelties, devices, or paraphernalia which are designed for use in  
41 connection with specified sexual activities. [Ord. 2004-051] [Ord. 2009-040]
- 42 **7) Adult Motel**  
43 A hotel, motel or similar commercial establishment which offers accommodations to  
44 the public for any form of consideration; provides patrons with closed-circuit television  
45 transmissions, films, motion pictures, video cassettes, slides, or other photographic  
46 reproductions which are characterized by the depiction or description of "specified  
47 sexual activities" or "specified anatomical areas;" and has a sign visible from the  
48 public streets which advertises the availability of this adult type of photographic  
49 reproductions. [Ord. 2004-051] [Ord. 2009-040]
- 50 **8) Adult Theater**  
51 An establishment operated for commercial gain which consists of an enclosed  
52 building, or a portion or part thereof or an open-air area used for viewing of adult  
53 material. "Adult motels," "adult arcade," "adult booth" and "adult motion picture  
54 theater" are included within the definition of "adult theater". An establishment which  
55 has "adult booths" is considered to be an "adult theater". [Ord. 2004-051] [Ord.  
56 2009-040]
- 57 **9) Adult Video Store**  
58 See Adult Bookstore. [Ord. 2004-051] [Ord. 2009-040]
- 59 **10) Commercial Gain**  
60 Operated for pecuniary gain, which shall be presumed for any establishment which  
61 has received a business tax receipt. For the purpose of this Code, commercial or  
62 pecuniary gain shall not depend on actual profit or loss. [Ord. 2004-051] [Ord. 2007-  
63 013] [Ord. 2009-040]
- 64 **11) Educational Institution**

### Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT J

COMMERCIAL USES  
SUMMARY OF AMENDMENTS

(Updated 12/14/16)

Premises or site within a municipality or within the unincorporated area of PBC upon which there is a governmentally licensed child care facility for six or more children or elementary or secondary (K-12) school, attended in whole or in part by persons under 18 years of age. [Ord. 2004-051] [Ord. 2009-040]

12) Employee

Any person who works, performs, or exposes his/her specified anatomical areas in an establishment, irrespective of whether said person is paid a salary or wages by the owner or manager of the business, establishment, or premises. "Employee" shall include any person who pays any form of consideration to an owner or manager of an establishment, for the privilege to work performing or exposing his/her specified anatomical areas within the establishment. [Ord. 2004-051] [Ord. 2009-040]

13) Person

Includes an individual(s), firm(s), association(s), joint ventures(s), partnership(s), estate(s), trust(s), business trust(s), syndicate(s), fiduciary(ies), corporation(s), and all other or any other similar entity. [Ord. 2004-051] [Ord. 2009-040]

14) Religious Activities

Any daily, weekly, or periodic activity associated with or that occurs at a religious institution. [Ord. 2004-051] [Ord. 2009-040]

15) Religious Institution

A premises or site which is used primarily or exclusively for religious worship and related religious ecclesiastical or denominational organization or established place of worship, retreat, site, camp or similar facilities owned or operated by a bona fide religious group for religious activities shall be considered a religious institution. [Ord. 2004-051] [Ord. 2009-040]

2. Delete definition of Residential Zoning District as it is already defined in the section dedicated to definitions in Article 1 of the Code.

~~16) Residential Zoning District~~

~~Includes the following zoning districts which have not been designated in the comprehensive plan as commercial or industrial: [Ord. 2004-051] [Ord. 2009-040]~~

~~a) AR Agricultural Residential. [Ord. 2004-051] [Ord. 2009-040]~~

~~b) RE Residential Estate. [Ord. 2004-051] [Ord. 2009-040]~~

~~c) RT Residential Transitional. [Ord. 2004-051] [Ord. 2009-040]~~

~~d) RS Single Family Residential. [Ord. 2004-051] [Ord. 2009-040]~~

~~e) RM Multiple Family Residential (Medium Density). [Ord. 2004-051] [Ord. 2009-040]~~

~~f) TND Traditional Neighborhood Development. [Ord. 2004-051] [Ord. 2009-040]~~

~~g) PUD Planned Unit Development. [Ord. 2004-051] [Ord. 2009-040]~~

17) Specified Anatomical Areas

Less than completely and opaquely covered: [Ord. 2009-040]

a) Human genitals and pubic region or; [Ord. 2004-051] [Ord. 2009-040]

b) the opening between the human buttocks, i.e., the anal cleft or; [Ord. 2004-051] [Ord. 2009-040]

c) that portion of the human female breast encompassed within an area falling below the horizontal line one would have to draw to intersect a point immediately above the top of the areola (the colored ring around the nipple); this definition shall include the entire lower portion of the female breast, but shall not include any portion of the cleavage of the human female breast exhibited by a dress, blouse, shirt, leotard, bathing suit, or other wearing apparel, provided the areola is not so exposed or; [Ord. 2004-051] [Ord. 2009-040]

d) human male genitals in a discernibly turgid state, even if completely and opaquely covered. [Ord. 2004-051] [Ord. 2009-040]

18) Specified Sexual Activities

a) Human genitals in a state of sexual stimulations, arousal, or tumescence; [Ord. 2004-051] [Ord. 2009-040]

b) acts of human anilingus, bestiality, buggery, cunnilingus, coprophagy, coprophilia, fellation, flagellation, masochism, masturbation, necrophilia, pederasty, pedophilia, sadism, sadomasochism, sexual intercourse, or sodomy; or [Ord. 2004-051] [Ord. 2009-040]

c) fondling or other erotic touching of human genitals, pubic region, buttock, anus, or female breast; [Ord. 2004-051] [Ord. 2009-040] or

d) excretory functions as part of or in connection with any of the activities set forth in subsections of Art. 4.B.1.A.2.b.17)-18), Specified Anatomical Areas and Specified Sexual Activities. [Ord. 2004-051] [Ord. 2009-040]

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].

~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

# EXHIBIT J

## COMMERCIAL USES SUMMARY OF AMENDMENTS

(Updated 12/14/16)

1           c. **Exclusions**

2           Excluded from this definition are any educational institutions where the exposure of the  
3           specified anatomical area is associated with a curriculum or program. **[Ord. 2004-051]**  
4           **[Ord. 2009-040]**  
5

3.	Language related to approval process, review and "Decision Relief" from licensing to be relocated to their own Supplementary Use Standard.
4.	Delete reference to Art. 2.D.2.E.1 and Art. 2.D.2.E.4 that relates to regulations on standards for Special Permit. Adult Entertainment use is no longer subject to Special Permit, therefore any reference to that approval needs to be removed from the Supplementary Use Standards applicable to this use.
5.	Clarify that all AE establishments, existing and new, are required to be licensed by the County for compliance with the PBC Adult Entertainment Ordinance and demonstrate licensing prior to the issuance of any Business Tax Receipt (BTR).
6.	Relocate standards related to existing nonconforming AE establishments to consolidate under a new subsection that clarifies the approval process for existing and new approvals.

6           d. **License per Palm Beach County Adult Entertainment Code**

7           1) An establishment that possesses an ~~a~~Adult ~~e~~Entertainment license as indicated in  
8           Art. 4.B.2.C.1.n.1).c), is presumed to be an ~~a~~Adult ~~e~~Entertainment establishment.

9           ~~An adult entertainment use shall comply with the following supplementary use standards:~~  
10           ~~[Partially relocated to standard a, Establishment, above] A Special Permit for an adult~~  
11           ~~entertainment establishment shall be issued or denied within 21 days of a determination~~  
12           ~~of application sufficiency pursuant to the standards and procedures in Art. 2.D.2, Special~~  
13           ~~Permit, and the requirements of the Code. [Partially relocated to new standard e.3,~~  
14           ~~Review and Approval Process, below] The standards set forth in Art. 2.D.2.E.1 and~~  
15           ~~Art. 2.D.2.E.4 shall not be applied to special permits for adult entertainment uses. A~~  
16           ~~Person seeking a Special Permit or a Person holding a previously approved Special~~  
17           ~~Permit has the right to immediately appeal a denial of application sufficiency for a Special~~  
18           ~~Permit, denial of a Special Permit, or revocation or suspension of a permit, as applicable,~~  
19           ~~to the Circuit Court in the Fifteenth Judicial Circuit of the State of Florida in accordance~~  
20           ~~with the procedure and within the time provided by the Florida Rules of Appellate~~  
21           ~~Procedure. [Ord. 2004 - 051] [Ord. 2009-040] [Ord. 2011-016] [Partially relocated to~~  
22           ~~new standard g, Decision Relief, below]~~

23           2) An Adult Entertainment use approved by the DRO, after this Ordinance is effective,  
24           shall hold a valid Adult Entertainment License pursuant to the "Adult Entertainment  
25           Code", Chapter 17, Article V of the Palm Beach County Code, as may be amended,  
26           prior to issuance of a Business Tax Receipt.  
27  
28

7.	This amendment clarifies when the DRO approval process will be applicable to all AE establishments: those that were vested, those approved through Special Permit, and new facilities. The AE use includes two types of non-conformities: those now being made nonconforming due to change in the approval process from Special Permit to DRO; and, those originally envisioned in the settlement agreement. This amendment clarifies that those sites will be able to continue business operation unless the use exceeds any of the thresholds under Nonconformities as contained in Art. 1.F of the ULDC, in which case the use will be subject to DRO approval.
8.	Allow multiple government agencies to review AE applications as part of the DRO review process while still keeping to the same timeframe of 21 days of review as was applicable to the AE during the Special Permit approval. Specific provisions in Art. 2.D.1.C related to DRO review procedures clarify the review time for AE is not the same as any other DRO approval. In order to keep to the timeframe, this amendment provides authority to the Zoning Director to determine the specific agencies that are required to review an AE application as part of the DRO approval and allows the Zoning Division to determine if there is merit in imposing conditions of approval by an agency.
9.	Include reference to the sufficiency review in Article 2 to clarify the timeframe for such determination is ten days which is applicable to the review of an AE establishment.

29           e. **Review and Approval Process**

30           1) Applications for new Adult Entertainment establishment or legal nonconforming  
31           establishments exceeding the thresholds in Art. 1.F, Nonconformities, shall be  
32           subject to DRO approval.

33           2) An Adult Entertainment establishment shall be exempt from the requirements under  
34           Development Thresholds in Art. 4, Use Regulations.

35           3) The Zoning Director shall determine what DRO agencies shall review the application,  
36           including but not limited to the Building Division, Fire Department and Zoning  
37           Division. DRO shall approve, approve with conditions, or deny the application within  
38

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.  
~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT J

COMMERCIAL USES  
SUMMARY OF AMENDMENTS

(Updated 12/14/16)

21 days of a determination of application sufficiency as contained in Art. 2.A.1.G.4, Sufficiency Review. [Partially relocated from standard d, License, above]

f. **Conditions**

The Zoning Director shall take into consideration DRO Agency recommended conditions that clearly implement their specific Agency Code provisions.

10.	Clarify that any decisions on Development Order applications for AE, including amendments to prior approvals subject to Special Permits or DRO, shall appeal to the Fifteenth Judicial Circuit of the State of Florida.
11.	Clarify that decisions made to any legally created Adult Entertainment establishment have the right to appeal such decision.
12.	Delete the term "section" to clarify the part of the Code that is specifically referred to when this term is used. The term Section is used in the construction of the Code to refer to large portions of regulations under every article. When the term is used indistinctly without this consideration it may be understood that the regulation that contains the term "section" relates to a vast area of standards when in reality it may just pertain to a very specific standard.

g. **Relief from a Decision**

A Person seeking a DRO approval or a Person holding a previously approved Special Permit or an Adult Entertainment Establishment License, has the right to immediately seek relief from a denial of application sufficiency for a DRO, denial of a DRO application, or revocation or suspension of a Special Permit or DRO approval, as applicable, to the Circuit Court in the Fifteenth Judicial Circuit of the State of Florida. [Ord. 2004 - 051] [Ord. 2009-040] [Ord. 2011-016] [Partially relocated from standard d, License, above]

eh. **Purpose and Intent**

~~This Section is~~ The following standards are intended to provide for the proper location of aAdult eEntertainment uses in order to protect the integrity of adjacent neighborhoods, educational uses, religious uses, parks, and other commercial uses. Proper separation of aAdult eEntertainment uses prevents the creation of "skid-row" areas in unincorporated PBC that results from the concentration of these uses and their patrons. It is also the intent of ~~this Section these standards~~ to limit the secondary effects of aAdult eEntertainment uses. ~~The standards in this Section are intended and~~ to ensure that residential districts, religious uses, educational uses, parks and other commercial uses are located in areas free from the secondary effects of aAdult eEntertainment uses. The location of residential districts, religious uses, educational uses, parks and other commercial uses within viable, unlighted and desirable areas supports the preservation of property values and promotes the health, safety and welfare of the public. [Ord. 2004-051] [Ord. 2009-040]

fi. **Findings of Fact**

Based on the evidence and testimony presented at the October 5, 2004 preliminary reading and the October 19, 2004 and November 16, 2004 Public Hearings before the BCC, and the August 27, 2009 preliminary reading and the September 24, 2009 and October 22, 2009 Public Hearings before the BCC, and on the findings incorporated in: the "Final Report to the City of Garden Grove: The Relationship Between Crime and Adult Business Operations on Garden Grove Boulevard", October 1991; "Adult Entertainment Businesses in Indianapolis: An Analysis" conducted by the Department of Metropolitan Development, Division of Planning, February, 1984; the "Study of the Effects of Concentration of Adult Entertainment Establishments in the City of Los Angeles" conducted by the Los Angeles City Planning Department for the Los Angeles City Council, June 1977; the study conducted by the City of Austin Texas; the "Presentation to the Orange County Commission" by the Metropolitan Bureau of Investigation (MBI) for the Ninth Judicial Circuit (Orlando area); the expert affidavit prepared for Palm Beach County by Eric Damian Kelly, Ph.D, FAICP, dated September 24, 2004; letter from Dale N. Tarvis, M.D.; "Analysis of Availability of Sites for Adult Entertainment in Palm Beach County" prepared for Palm Beach County by Duncan Associates, November 2003; the "Crime-Related Secondary Effects of Sexually-Oriented Businesses – Report to the County Attorney, Palm Beach County, Florida" prepared by Valerie Jenness, Ph.D., Richard McCleary, Ph.D., James W. Meeker, JD, Ph.D, August 15, 2007; the "Survey of Florida Appraisers – Effects of Land Uses on Surrounding Property Values" prepared for Palm Beach County by Duncan Associates, December 2007 (Report 2008); and information from Tampa, Florida detailing the effects of aAdult eEntertainment establishments in the Tampa area; the BCC hereby finds the following: [Ord. 2004-051] [Ord. 2009-040]

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ]. ... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT J

COMMERCIAL USES  
SUMMARY OF AMENDMENTS

(Updated 12/14/16)

- 1) Commercial uses exist or may exist within unincorporated PBC where books, magazines, motion pictures, prints, photographs, periodicals, records, novelties and/or other devices that depict, illustrate, describe or relate to specified sexual activities are possessed, displayed, exhibited, distributed and/or sold. [Ord. 2004-051] [Ord. 2009-040]
- 2) Commercial uses exist or may exist within unincorporated PBC: [Ord. 2009-040]
  - a) Where the superficial tissues of one person are manipulated, rubbed, stroked, kneaded, and/or tapped by a second person, accompanied by the display or exposure of specified anatomical areas; [Ord. 2004-041] [Ord. 2009-040]
  - b) Where dancers, entertainers, performers, or other individuals, who, for any form of commercial gain, perform or are presented while displaying or exposing any specified anatomical area; or [Ord. 2004-051] [2009-040]
  - c) Where lap dancing occurs. [Ord. 2004-051] [Ord. 2009-040]
- 3) This competitive commercial exploitation of such nudity and semi-nudity is adverse to the public's interest and the quality of life, tone of commerce, and the community environment in PBC. [Ord. 2004-051] [Ord. 2009-040]
  - a) When the activities described in Art. 4.B.4-A.2.C.2.b.17)-18), Specified Anatomical Areas and Specified Sexual Activities, are presented in commercial uses, other activities that are illegal, immoral, or unhealthful tend to accompany them, concentrate around them, and be aggravated by them. Such other activities include, but are not limited to, prostitution, solicitation for prostitution, lewd and lascivious behavior, possession, distribution, and transportation of obscene materials, sale or possession of controlled substances, and violent crimes against persons and land. [Ord. 2004-051] [Ord. 2009-040]
  - b) When the activities described in Art. 4.B.4-A.2.C.2.b.17)-18), Specified Anatomical Areas and Specified Sexual Activities, are present in commercial uses within PBC, they tend to blight neighborhoods, adversely affect neighboring businesses, lower property values, promote crime, and ultimately lead residents and businesses to move to other locations. [Ord. 2004-051] [Ord. 2009-040]
  - c) There is a direct relationship between the display and depiction of specified anatomical areas as described in Art. 4.B.4-A.2.C.2.b.17)-18), Specified Anatomical Areas and Specified Sexual Activities, and an increase in criminal activities, moral degradation and disturbances of the peace and good order of the community, and the occurrence of these activities are hazardous to the health and safety of those persons in attendance and tend to depreciate the value of adjoining land and harm the economic welfare of the community as a whole. These secondary effects are adverse to the public's interest and quality of life, the tone of commerce and the community environment in PBC. [Ord. 2004-051] [Ord. 2009-040]
- 4) Based upon these findings, the BCC finds that there are a sufficient number of available locations for new ~~a~~Adult ~~e~~Entertainment uses within unincorporated Palm Beach County. [Ord. 2004-051] [Ord. 2009-040]
- 5) Based upon these findings, it is in the interest of the health, safety, morals, and general welfare of the citizens of PBC that ~~a~~Adult ~~e~~Entertainment uses are regulated pursuant to the following standards. [Ord. 2009-040]

- |   |
|---|
| 13. It is important to clarify that there is no variance relief from the location standards or any of the provisions applicable to AE in this article unless specifically indicated, as authority granted to the Zoning Commission in Art. 2, variances are not allowed for standards contained in Art. 4, Use Regulations. |
| 14. Clarify Adult Entertainment separation distance from specific uses is applicable to any parcel of land regardless if they are located within the unincorporated Palm Beach County jurisdiction or not. This provision looks to protect such uses from the impacts that AE establishments may cause.                     |

- gj. Location Separation**  
*There shall be no variance to the location standards contained herein. [Relocated from General standard, below]*
- 1) **General**  
An ~~a~~Adult ~~e~~Entertainment use shall be located ~~in outside of~~ the ~~following~~ minimum distances ~~indicated below including properties within a municipality or within the unincorporated area of PBC: from the following uses. There shall be no variance to the locational standards in this Section.~~ [Ord. 2004-051] [Ord. 2009-040] [Partially relocated to Location, above]
- a) **Other Adult Entertainment Use**  
2,000 feet. [Ord. 2004-051] [Ord. 2009-040]

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].  
~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].  
 .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT J

COMMERCIAL USES  
SUMMARY OF AMENDMENTS

(Updated 12/14/16)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29

- b) ~~A Church or~~ Place of Worship  
1,000 feet. [Ord. 2004-051] [Ord. 2009-040]
  - c) ~~An Educational Institution~~  
1,000 feet. [Ord. 2004-051] [Ord. 2009-040]
  - d) ~~A Public Park~~  
500 feet. [Ord. 2004-051] [Ord. 2009-040]
  - e) ~~A Residential Zoning District~~  
~~(Which is Designated as Residential by any Local Comprehensive Plan).~~  
500 feet. [Ord. 2004-051] [Ord. 2009-040]
  - f) ~~A Cocktail Lounge~~  
750 feet. [Ord. 2004-051] [Ord. 2009-040]
- 2) **Measurement of Distance**  
The distance set forth ~~above in this Section~~ shall be measured by drawing a straight line between the nearest point on the perimeter of the exterior wall or bay housing the proposed ~~aAdult eEntertainment establishment-use~~ to the nearest point on the property line of the relevant ~~church or pPlace of wWorship, Eeducational lInstitution, pPublic pPark, or~~ residential zoning district. For the purpose of measuring the distance, also see Article 1.C, Rules of Construction and Measurement, between ~~aAdult eEntertainment~~ uses, the distance shall be measured by drawing a straight line between the nearest point on the perimeter of the exterior wall or bay of the proposed or existing ~~aAdult eEntertainment~~ establishment and the nearest point on the exterior wall or bay of another ~~aAdult eEntertainment~~ establishment. Measurement shall be made in a straight line, without regard to intervening structures or objects. [Ord. 2004-051] [Ord. 2009-040]
- 3) **WCRA Overlay**  
Adult ~~eEntertainment~~ is prohibited within the boundaries of the WCRAO, as per Article 3.B.14.E. WCRAO Sub-area Use Regulations. [Ord. 2006-004] [Ord. 2009-040]

15. Use Educational Institution reference instead of Elementary or Secondary School to match the provisions noted in the general location standard above and provide flexibility to include educational uses not anticipated or contained in the Code.

30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46

- ~~h~~**k**. **Subsequent Development within Locational Standards**  
The subsequent approval of a development order for a ~~church or pPlace of wWorship, elementary or secondary school Educational Institution, pPublic pPark, or~~ residential district within the distances outlined ~~in this Section above~~ shall not change the status of the ~~aAdult eEntertainment~~ use to that of a nonconforming use. [Ord. 2004-051] [Ord. 2009-040]
- ~~i~~**l**. **Landscaping**  
A Type 2 incompatibility buffer, pursuant to Article 7.F, Perimeter Buffer Landscape Requirements with canopy trees spaced a minimum of 20 feet on center and a wall a minimum of six feet in height shall be installed along any property line that abuts a residential district. [Ord. 2004-051] [Ord. 2009-040]
- ~~j~~**m**. **Lighting**  
Outdoor low-intensity lighting shall be provided that illuminates the entire parking and vehicular use area. The lighting shall be installed on structures that do not exceed 16 feet in height from finished grade. [Ord. 2004-051] [Ord. 2009-040]

16. On November 28, 1988 the Palm Beach County Adult Entertainment Code, Ordinance 1988-31, became effective. This ordinance includes specific provisions to declare multiple Adult Entertainment businesses that at the time were in operation, as valid nonconforming uses. This amendment simply rectifies reference to the 1988 date by placing the date under the standards that pertains to business operation.

47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57

- ~~k~~**n**. **Nonconformity**
  - 1) **Establishment of Nonconformity**  
~~Any An aAdult eEntertainment use shall be deemed a nonconforming use, provided the establishment and the standards of this Section shall not apply if the adult entertainment use on November 28, 1988:~~ [Ord. 2004-051] [Ord. 2009-040]
    - a) ~~L~~**ocation**  
Was in operation as an ~~aAdult eEntertainment~~ use, generally known and held out in the neighborhood and community as an ~~aAdult eEntertainment~~ establishment, and was open to the public as an ~~aAdult eEntertainment~~ establishment use on November 28, 1988; and, [Ord. 2004-051] [Ord. 2009-040]

**Notes:**  
Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
 .... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
(Updated 12/14/16)

1  
2  
3  
4  
5  
6

**b) Business Tax Receipt**

Possessed a valid and current business tax receipt authorizing the general type of use, which would correspond to the ~~a~~Adult ~~e~~Entertainment use being claimed as nonconforming on November 28, 1988; and, ~~1~~ [Ord. 2004-051] [Ord. 2007-013] [Ord. 2009-040]

17.	Delete reference that requires nonconforming AE establishments to have been subject in the past to an application for the use and be in compliance with the Code. Existing nonconforming sites were vested and identified as such by the PBC license which was issued by the County for compliance with the AE Ordinance.
18.	Clarify that Adult Entertainment establishments with Special Permits issued after August 15, 1992 and up to the effective date of this ordinance are considered nonconforming uses. This change is made to cover all possible scenarios where Adult Entertainment sites have obtained approval prior to the proposed change in this amendment from Special Permit to DRO.

7  
8  
9  
10  
11  
12  
13  
14  
15  
16

**c) Adult Entertainment License**

~~Applied for an adult entertainment use under the terms of this Code, shall submit Submitted~~ an application for an ~~a~~Adult ~~e~~Entertainment license pursuant to the PBC Adult Entertainment Code, Chapter 17, Article V of the PBC Code, as may be amended, with appropriate filing fees by August 15, 1992. [Ord. 2004-051] [Ord. 2009-040]

**d) Any Special Permit submitted between August 16, 1992 and the effective date of this Ordinance.**

**2) Standards for Nonconformance**

A nonconforming ~~a~~Adult ~~e~~Entertainment use as determined in Article ~~4.B.1.A.2.k~~ ~~4.B.2.C.2.n~~, Nonconformity, above shall be subject to the following ~~s~~Supplementary ~~U~~se ~~S~~tandards, in addition to Article 1.F, Nonconformities. [Ord. 2004-051] [Ord. 2009-040]

**a) Landscape Buffer**

The ~~a~~Adult ~~e~~Entertainment ~~use~~ shall construct and install a Type 2 incompatibility buffer, as defined in Article 7.F, Perimeter Buffer Landscape Requirements, with canopy trees spaced a maximum of 20 feet on center along any property line that abuts a residential district, within 90 days of the date of issuance of the ~~a~~Adult ~~e~~Entertainment license by the occupational licensing department. [Ord. 2004-051] [Ord. 2009-040]

**b) Building Permit**

If a building permit for exterior structural renovation or remodeling or a paving or parking permit is issued for the ~~a~~Adult ~~e~~Entertainment use, the requirements of Article 7, Landscaping, shall apply to the entire site of the ~~a~~Adult ~~e~~Entertainment use. [Ord. 2004-051] [Ord. 2009-040]

**3) Modification or Improvement to Site Elements**

When an ~~a~~Adult ~~e~~Entertainment establishment has been determined to be a non-conforming use, or is located within a non-conforming structure, modifications or improvements to conforming or non-conforming site elements or exterior architecture shall be permitted. The total cost associated with these improvements will not be used in determining the allowable improvements to the interior of the structure, pursuant to Art. 1.F.1. [Ord. 2015-006]

**~~lo~~. Accessory Food Service in Industrial Districts**

In the IL and IG Zoning districts, food service may be ~~permitted~~ allowed as an accessory use to Adult Entertainment, only in conjunction with and during the hours of operation for an adult theater or an adult dancing establishment. [Ord. 2015-006]

**~~mp~~. Collocated Cocktail Lounge**

A ~~c~~Cocktail ~~l~~ounge may be ~~Permitted by Right~~ allowed as a collocated use ~~permitted by right~~ only when operated in conjunction with and during the hours of operation for an ~~a~~Adult Entertainment dancing-establishment. [Ord. 2015-006]

49  
50  
51

<b>Reason for amendments to Adult Entertainment in the Matrix:</b> [Zoning]	
19.	Change the use approval from Special Permit to DRO in the same zoning districts where the use is currently allowed. The approval shown in this Use Matrix will be applicable to any new Adult Entertainment (AE) site or nonconforming sites triggering thresholds contained in Art. 1.F, Nonconformities. This change will allow multiple government agencies to review AE applications and site plans to be provided through the DRO process.

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
(Updated 12/14/16)

**162. Auction**

**HISTORY:** The Auction use was first referenced in the 1973 Code (Ord. 1973-2) as Enclosed and Open & Vehicular Auction, specifically addressing parking. The use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and Supplementary Use Standards were amended by Ord. 1998-011, 2001-001 (Outdoor) 2003-067, 2009-040 (Outdoor and Enclosed Supplementary Use Standards are consolidated), 2010-005, 2010-022, 2011-016 and 2012-003.

**Reason for amendments:** [Zoning]

1. Revise the definition to clarify auction activities to include display of merchandise and bidding.
2. Delete the Temporary standard addressing auctions. The Temporary Auction will be addressed as a Typical Use for Special Events.
3. Partially relocate Enclosed and Outdoor Supplementary Use Standards to a new Use Type standard. Add additional standards for an Indoor Auction to address instances where an outdoor display area may be allowed. Staff recognizes that occasional outdoor display of merchandise (artwork, cars, etc.) is customary to an indoor auction.
4. Establish AGR standard to limit auctions to activities related to the display, bidding and selling of farm equipment and supplies.
5. Delete reference to Traditional Marketplace Development (TMD) and Lifestyle Commercial Center (LCC) limiting enclosed auctions to the Urban/Suburban (U/S) Tier. The Use Matrix will identify the location of an auction in those districts.

**a. Definition**

An establishment engaged in the display and sale of merchandise to the highest bidder in an enclosed building or outdoor site. [Ord. 2009-040]

**a. Temporary**

~~A temporary auction shall comply with the Special Event supplementary use standards, Article 2.D.2, Special Permit.~~

**b. Use Types**

**1) Indoor**

*All activities, display and sale of merchandise shall occur within an enclosed building, unless stated otherwise. An Indoor Auction may include an outdoor display area subject to the following: [Ord. 2009-040] [Partially relocated from old standard b, Enclosed, below]*

- a) *The merchandise shall be relocated to the interior of the enclosed building prior to the end of each business day;*
- b) *Shall not exceed ten percent of the GFA of the enclosed building;*
- c) *Shall comply with the minimum setbacks requirements of the applicable Zoning District; and,*
- d) *Shall not be located in any required parking spaces, loading or vehicular use areas, fire lanes, or landscape buffers. The outdoor display area shall not encroach upon pedestrian pathways, sidewalks or ADA accessible routes.*

**2) Outdoor**

*An auction with all or a portion of the activity, display and sale of merchandise occurring outdoor on-site. [Ord. 2007-001] [Ord. 2009-040] [Partially relocated from old standard c, Outdoors, below]*

**c. Zoning District - AGR**

*An Auction shall be limited to only farm equipment and supplies.*

**b. Enclosed**

~~All activities, display and sale of merchandise shall occur within an enclosed building. [Ord. 2009-040] [Partially relocated to new standard b.1), Indoor, above]~~

**c. Outdoors**

~~An auction with all or a portion of the activity, display and sale of merchandise occurring outdoor on-site shall require approval of a Class A Conditional Use. [Ord. 2007-001] [Ord. 2009-040] [Partially relocated to new Standard b.2), Outdoor, above]~~

**d. TMD and LCC Districts**

~~Auctions are permitted only within enclosed buildings in the U/S tier. [Ord. 2005-002] [Ord. 2009-040] [Ord. 2010-005]~~

**Reason for amendments to Indoor Auction in the Use Matrix:** [Zoning]

6. Change the approval process in the Community Commercial (CC) standard Zoning District from a Class B Conditional Use to DRO
7. Change the approval process in the General Commercial (CG), Commercial Recreation (CRE), and IRO with a CH FLU designation from DRO approval to Permitted by Right;

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
... A series of four bolded ellipses indicates language omitted to save space.

## EXHIBIT J

### COMMERCIAL USES SUMMARY OF AMENDMENTS

(Updated 12/14/16)

8.	Change the approval process in the Light Industrial (IL) Zoning District from Class A Conditional Use to Permitted by Right (P) and in the General Industrial (IG) Zoning District from Class B Conditional Use to P;
9.	Change the approval process from Requested Use (R) (shown in the Use Matrix as "A") to P in the COM Pod of a PUD;
10.	Change the approval process from DRO to P in a MUPD with an IND FLU designation; and, Add the use to the IND/L and IND/G Pods of a PIPD as a P.
11.	The activities of the use are primarily located within an enclosed building contributing to the mitigation of any adverse impacts.
12.	Add the use to the CG and CRE as a Class A Conditional Use for consistency with PDD's with Commercial FLU, Pod or Use Areas.
13.	Change the approval process in IL from Class A Conditional Use to P and in IG from Class B Conditional Use to P. The revision was made for consistency with other industrial zoning districts.
14.	Change the approval process from P to Class A Conditional Use in the COM Pod of a PIPD for consistency with other commercial zoning districts.

#### **17. Auto Paint and Body Shop**

**HISTORY:** The Auto Paint and Body Shop use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and Supplementary Use Standards were amended by Ord. 2001-028, 2003-067, 2010-005, 2010-022, 2011-016, and 2013-018.

**Reason for amendments:** [Zoning]

1. The use is consolidated with Heavy Repair and Maintenance due to similarities in repair activity that may create adverse impacts.

~~An establishment engaged in the painting of motor vehicles or performance of major external repairs of a non-mechanical nature.~~

**a. Enclosed Structure**

~~All activity, except detailing and car washing, shall be conducted within an enclosed structure. Use of outdoor lifts, jacks, stands, paint booths and similar equipment shall be prohibited.~~

**b. Architecture**

~~Freestanding auto paint and body shops contiguous to a public street or residential zoning district shall comply with Article 5.C, DESIGN STANDARDS.~~

**Reason for amendments to Auto Paint and Body Shop in the Use Matrix:** [Zoning]

2. Approval process to be consolidated with Heavy Repair and Maintenance approval.

#### **203. Bed and Breakfast**

**HISTORY:** The Bed and Breakfast use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and Supplementary Use Standards were amended by Ord. 1995-024, 1997-064, 2001-029, 2003-067, 2007-001, and 2007-013.

**Reason for amendments:** [Zoning]

1. Update the use definition by clarifying the use is intended to be for transient lodging for consistency with F.S. 509.242(f), definition of Bed and Breakfast Inn contained in the Public Lodging Establishments classification as noted below. Bed and breakfast inn. A bed and breakfast inn is a family home structure, with no more than 15 sleeping rooms, which has been modified to serve as a transient public lodging establishment, which provides the accommodation and meal services generally offered by a bed and breakfast inn, and which is recognized as a bed and breakfast inn in the community in which it is situated or by the hospitality industry.

The change also includes expansion of food service not only to breakfast but other meals. The Statute definition does not limit the food service to breakfast and provides more meal options through the Department of Business and Professional Regulations that allows the use to provide preparation of food through Public Food Service establishment license.

2. Delete standard that requires the use to have no impact on adjacent properties in terms of noise, traffic or light. Similar provisions are currently addressed in the Code under Art. 5.E.4, Nuisances.
3. Since the use is located in residential zoning districts where permanent signs are not allowed and in order to reduce impacts in the residential areas, this provision expands upon the limited dimension of the sign to clarify the maximum height of allowable signage is three feet and to include the business name.
4. Modify standard that allows to a Single Family structure to ensure building safety or to provide

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
(Updated 12/14/16)

compatibility with surrounding structures. The proposed language allows such modifications to be interior, exterior or both to comply with Building Code and Fire Rescue regulations.

**a. Definition**

An owner-occupied ~~s~~Single ~~f~~Family dwelling that offers transient lodging and breakfast meal services only to paying guests.

~~a. Adverse Effect~~

~~A bed and breakfast shall not adversely affect the immediate neighborhood nor create noise, light or traffic conditions detrimental to neighboring residents.~~

**b. Signage**

*One sign, a maximum of eight square feet in sign face area, and three feet in height, indicating the business name and contact information only may be allowed. [Partially relocated from old standard e, Signage, below]*

~~bc. Existing Structures Dwelling Modifications~~

Only exterior alterations necessary to assure safety of the structure or enhance the compatibility with the surrounding neighborhood shall be made for the purpose of providing a bed and breakfast. A Single Family dwelling may require structural or other modifications to ensure compliance with the applicable Building Code and Fire Rescue regulations.

5. Delete the Guest Register Supplementary Use Standard as duties of operators for a Bed and Breakfast since this is a requirement contained in F.S. 509.101 (2), Maintenance of guest register, enforced by the Division of Hotels and Restaurants of the Department of Business and Professional Regulations.

6. Delete Supplementary Use Standard that requires the Health Department and the Building Code to be applied to this use prior to business tax receipt. Bed and Breakfast requires Health Department and Building Division sign off of Business Tax Receipts.

~~c. Guest Register~~

~~The resident owner shall keep a current guest register including names, addresses and dates of occupancy of all guests.~~

~~d. Health Department and Building Code~~

~~Prior to the issuance of a business tax receipt, the dwelling shall be modified to comply with all applicable Health Department and Building Code requirements. [Ord. 2007-013]~~

~~e. Signage~~

~~One sign, a maximum of eight square feet, a listing name and contact information only. [Partially relocated to new Standard b, Signage, above]~~

7. Prohibit social activities such as receptions or weddings at Bed and Breakfast sites. Social services provided by this use will create a negative impact on adjacent residential sites in terms of traffic or nuisances. Limited opportunities will be provided for Bed and Breakfast to operate these services when approved as Special Event use subject to the standards and approval process applicable to it.

**g. Events**

Activities such as weddings, receptions, or social events shall be prohibited, unless approved as Special Event.

**Reason for amendments to Bed and Breakfast in the Use Matrix: [Zoning]**

8. Clarify the existing approval process from Special Permit (S) to DRO (D) Approval where the use is currently permitted. Special Permits are typically issued for a specified period of time and are not permanent in nature. The DRO approval process will allow Zoning staff and applicable County agencies to review applications, and provide feedback on the proposed application and site plan.

9. Delete the use from Planned Development Districts (PDDs) and Traditional Development Districts (TDDs) where Single Family Residential is not allowed. For those developments where Single Family is permitted, the use is not going to be able to comply with frontage and access location criteria.

(This space intentionally left blank)

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ]. ... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
(Updated 12/14/16)

**21. Broadcast Studio**

**HISTORY:** The Broadcast Studio use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and Supplementary Use Standards were amended by Ord. 2001-001, 2003-067, 2009-040, 2010- 005 and 2011-016.

**Reason for amendments:** [Zoning]

1. Delete and consolidate the use with Multimedia Production which is an industrial use. These two uses have similar characteristics negating the need for both.
2. Delete the SR 7 Economic Development Overlay (EDO) standard as the Overlay is being deleted from the Code. The SR 7 EDO has been annexed by the Village of Royal Palm Beach.

~~An establishment primarily engaged in broadcasting visual or aural programs by radio or television to the public including cable and other television services. May also produce taped television or radio program materials. Included are commercial, religious, educational, and entertainment based television and radio stations.~~

**a. SR-7 EDO**

~~Accessory broadcast towers or antennae are prohibited. [Ord. 2010-022]~~

**Reason for amendments to Broadcast Studio in the Use Matrix:**

- 3 [Zoning] Delete the approval process from the use matrix as the use has been consolidated with Multimedia Production use.

**22. Building Supplies**

**HISTORY:** The Building Supplies use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord. 1992-020). The definition and Supplementary Use Standards were amended by Ord. 2003-067, Ord. 2010-005 and Ord. 2013-008.

**Reason for amendments:** [Zoning]

1. Delete Building Supplies use as the concept of sales is already addressed in the Code by Retail Sales use and Wholesales, the first one considered commercial use while the second one is classified as industrial use. Regulations are already in place to address retail sales as accessory to industrial uses limited to 30 percent of the building floor area as contained in Art. 5, Supplementary Use Standards. If the use includes maintenance and display of inventories of goods, storage, for distribution and sale of goods to other firms for resale; or, the supplying of goods to various trades such as landscapers, construction contractors, institutions, industries, or professional businesses the activity is already addressed under Wholesales. Pending the level of intensity of the sale, the Code already has an existing use where this activity can be regulated.
2. Delete duplicated provision related to outdoor storage for industrial uses as they are addressed as part of the Use Regulations Project under Art. 5, Supplementary Use Standards.

**a. Retail**

~~An establishment engaged in the retail sale of building supplies and home improvement products.~~

~~1) Only permitted as an accessory use in an Industrial Zoning District.~~

**b. Wholesale**

~~An establishment engaged in the sale or fabrication and allied products to contractors for the construction, maintenance, repair and improvement of real property.~~

~~1) Retail sales of lumber and allied products to the consumer may be conducted, but must be clearly accessory to the primary use.~~

**c. LCC District**

~~Building supplies in an LCC shall be enclosed with no outdoor storage area. [Ord. 2010-005]~~

**Reason for amendments to Building Supplies in the Use Matrix:** [Zoning]

3. The Use Matrix does not clarify in terms of approval what would be the difference if the use is retail or wholesale while the first one pertains mainly to retail, the second one allows some manufacturing through fabrication of products. The existing approval process for Wholesaling and Retail Sales as separate uses will address any confusion. Delete all approval processes from the use matrix as the use is deleted from Art. 4, Use Regulations.

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT J

COMMERCIAL USES  
SUMMARY OF AMENDMENTS

(Updated 12/14/16)

23. Butcher Shop, Wholesale

**HISTORY:** The Wholesale Butcher Shop use definition and Supplementary Use Standards were first added to the Code through Ord. 2001-100. The definition and Supplementary Use Standard were amended by Ord. 2003-063 and 2010-00

**Reason for amendments:** [Zoning]

1. Delete the use from the Use Matrix and relocate the cutting and packing of meat under Manufacturing and Processing. Manufacturing and Processing use proposed to recognize existing uses to be legal nonconforming use. This use is listed now as a typical use under Wholesale use.

**a. Definition**

~~An establishment engaged in the cutting, packaging and shipping of meat, such as beef, pork, poultry and fish, for general wholesale.~~

**a. Frontage**

~~A wholesale butcher shop shall front on and access from an arterial street.~~

**b. Deliveries**

~~If adjacent to a residential use, deliveries shall be limited to 6:00 a.m. to 5:00 p.m., Monday through Saturday. Truck engines, including refrigeration units, shall not be operated between 5:00 p.m. and 6:00 a.m.~~

**c. Storage and Disposal**

~~No outdoor storage, disposal of waste, or by product shall be permitted.~~

**d. Slaughtering**

~~Slaughtering, rendering and dressing shall be prohibited.~~

**e. Flex Space**

~~This use shall be allowed as a flex space component pursuant to the applicable approval process indicated in Table 3.E.1.B—PDD Use Matrix, Table 4.A.3.A—Use Matrix, and pursuant to Article 5.B.1.C, Flex Space. [Ord. 2010-005]~~

**Reason for amendments to Wholesale Butcher Shop in the Use Matrix:** [Zoning]

2. Delete the use approval process from the Use Matrix as the use is removed from the Code. Activities associated with cutting and packing of meat should be under Manufacturing and Processing while slaughtering, rendering and dressing are addressed through Heavy Industry.

254. Car Wash

**HISTORY:** The Car Wash use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and Supplementary Use Standards were amended by Ord. 1998-011, 2001-001, 2001-029, 2003-067, 2006-004, 2006-036, 2008-036, 2010-005, 2010-022, 2011-016, and 2012-027.

**Reason for amendments:** [Zoning]

1. Delete Location Criteria. The Use will be exempt from location criteria as Car Washes typically do not have intense impacts.

2. Delete the Auto Detailing standard as the use approval has been changed from Class A Conditional Use to DRO Approval.

3. Add Collocated standard to allow for an Automatic Car Wash to be located in the same zoning district a Convenience Store or Retail Gas and Fuel Sales use to be Permitted by Right. In these instances, a Car Wash use is already a Class A but if collocated would be Permitted by Right.

4. Revise Accessory Use standard to clarify instances when an accessory Automatic Car Wash may be approved by the DRO. The standard also clarifies auto detailing or any extended services would be prohibited.

5. Delete Loudspeakers standard as nuisances related to noise will be addressed in Article 5.E.4.B, Noise Limitations and Prohibitions.

6. Delete the IRO standard as the use approval will be addressed by Article 4, Use Matrix.

**a. Definition**

A permanent establishment engaged in washing or detailing motor vehicles which may use production line methods with a conveyor, blower, or other mechanical devices, and which may employ some hand labor. Detailing includes hand washing and waxing, striping, and interior cleaning.

**b. Typical Uses**

A Car Wash may include but is not limited to an automatic, full-service, hand wash, or self-service car wash.

**a. Location Criteria**

**1) Intersection Criteria**

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**

**COMMERCIAL USES  
SUMMARY OF AMENDMENTS**

**(Updated 12/14/16)**

- 1                    ~~A maximum of two car washes shall be permitted at an intersection in accordance~~  
 2                    ~~with Art. 5.E.2.B, Intersection Criteria. [Ord. 2006-004]~~  
 3                    **2) Separation Criteria**  
 4                    ~~A car wash shall be separated from any other car wash pursuant to Art. 5.E.2.C.1.~~  
 5                    ~~[Ord. 2006-004]~~  
 6                    **b. Auto-Detailing**  
 7                    ~~Auto detailing limited to hand washing/waxing shall be subject to approval by the DRO in~~  
 8                    ~~the CG district or a PDD with a CH FLU designation. [Ord. 2006-004]~~  
 9                    **c. Collocated – CG, PDD with CH FLU Designation**  
 10                    ~~A Carwash may be Permitted by Right when collocated with a Retail Gas and Fuel Sales~~  
 11                    ~~establishment.~~  
 12                    **cd. Accessory Use – CL FLU Designation**  
 13                    ~~An aAutomatic eCar wWash shall may be allowed as an accessory use to a ~~an auto~~~~  
 14                    ~~service Station or Convenience store with gas sales Retail Gas and Fuel Sales subject to~~  
 15                    ~~DRO Approval when it is located on the same lot. Auto detailing or other extended~~  
 16                    ~~services shall be prohibited. [Ord. 2006-004]~~  
 17                    **d. Loudspeakers**  
 18                    ~~No outdoor speaker or public address systems audible off site shall be permitted. [Ord.~~  
 19                    ~~2006-004]~~  
 20                    **ee. LCC District**  
 21                    A maximum of one eCar wWash may be allowed. The eCar wWash shall be located  
 22                    outside the main street, and may be accessed from a secondary street, alley or from a  
 23                    parking lot. The eCar wWash shall not be visible from the main street. [Ord. 2010-005]  
 24                    **f. Infill Redevelopment Overlay (IRO)**  
 25                    ~~A car wash located on a parcel with a CH FLU designation within the Core Transect Zone~~  
 26                    ~~may be approved by the DRO. [Ord. 2010-005]~~  
 27

<b>Reason for amendments to Car Wash in the Use Matrix:</b> [Zoning]	
7.	Add the use to the Neighborhood Commercial (CN) as a Class A Conditional Use and in the Multiple Use Planned Development (MUPD) with a Commercial Low (CL) FLU designation. The addition of the use is consistent with other low-intensity Commercial Zoning Districts and PDD's with Commercial FLU, Pod or Use Areas.
8.	Change the approval process: <ul style="list-style-type: none"> <li>• From Class B Conditional Use to DRO Approval in the Commercial General (CG) Zoning District;</li> <li>• From Class A Conditional Use to DRO Approval in the Infill Redevelopment Overlay (IRO) with a Commercial High (CH) FLU designation;</li> <li>• From a Requested Use to DRO in the Commercial (COM) Pod of a Planned Unit Development (PUD), Mixed-Use Planned Development (MXP) with a CH FLU designation, and LCC with a CH FLU designation, Neighborhood Center (NC) of a Traditional Neighborhood Development (TND), and TMD except the AGR Preserve area; and,</li> <li>• From a Requested Use to a DRO in the MUPD with a CH FLU designation.</li> </ul>

28  
29                    **265. Catering Service**  
30

<b>HISTORY:</b> The Catering Service use definition and Supplementary Use Standards were first established as a principal use in 1997 through Ord. 1997-064. The use was referenced in Or. 1992-020 under Specialty Restaurant use contained specific provisions for Catering Service related to the parking and approval process. The Supplementary Use Standards were amended by Ord. 1992-020, 1997-064, 2001-028, 2001-029, 2001-062, 2001-100, 2003-067, 2006-004, 2006-036, 2007-001, 2009-040, 2010-005, 2011-016, and 2012-027.	
<b>Reason for amendments:</b> [Zoning]	
1.	Expand the definition by clarifying that food service for events is the main purpose of this use.
2.	Limit the use square footage in the CN Zoning District to avoid large Catering Services in areas expected to serve neighborhood oriented needs.
3.	Clarify the use may be accessory to a Restaurant when limited to preparation of food consistent with the limitation of square footage for accessory uses in non-residential zoning districts. This standard also limits three delivery vehicles if the Catering Service is accessory to a Restaurant. If additional vehicles are required, the operation will not be considered as accessory and should be treated as a principal use, and subject to the design elements such as parking that apply to that use.
4.	Establish new provisions associated to the location of delivery vehicles to be screened from view when located within 100 feet from residential FLU or use.
5.	Relocate and consolidate Flex Space to Article 5.B, Accessory and Temporary Uses.

31  
**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
 .... A series of four bolded ellipses indicates language omitted to save space.



EXHIBIT J

COMMERCIAL USES
SUMMARY OF AMENDMENTS
(Updated 12/14/16)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46

- b. Approval Process - CG and TDD or PDD with CH FLU and
A Cocktail Lounge located in the CG Zoning District, or in a TDD or PDD with a CH FLU designation, may be Permitted by Right when in compliance with the separation distance below.
c. Typical Uses
A Cocktail Lounge may include but is not limited to: taverns, bars, nightclubs, and similar uses. [Relocated from Standard a., Definition, above]
a. Separation
A cocktail lounge shall not be located within 250 feet of a residential district and shall be separated a minimum of 750 feet from another cocktail lounge. The Zoning Director may ask for a signed/sealed survey certifying that another lounge does not exist within 750 feet off the subject lounge, a residential district is more than 250 feet from the subject lounge, or the subject lounge is more than 500 feet from a school as required by the State of Florida. [Relocated to Standard e. Separation Requirements, below]
d. Zoning Districts - CN District
b. CN District
A Cocktail Lounge shall not exceed 1,500 3,000 square feet of GFA.
e. CHO District
Shall be contained in an office, hotel or motel structure and shall be limited to a total floor area that does not exceed ten percent of the GFA of the entire structure, unless approved as a requested or Class A conditional use.
d. CG District and PDDs
Shall meet the separation criteria above, unless approved as a requested or Class A conditional use.
e. Accessory Use
An accessory Cocktail Lounge to an office, Hotel, or Motel shall not exceed ten percent of the GFA. [Ord. 2006-004] [Partially relocated from Hotel, Motel, SRO, and Rooming and Boarding House, Lounge]
e. Outdoor Areas
Outdoor seating and open lounge areas shall be setback a minimum of 100 feet from adjacent residential districts or uses.
f. Separation Requirements
A Cocktail Lounge, which includes outdoor areas, shall not be located within 250 feet of a parcel of land with a residential FLU designation or use and shall be separated a minimum of 750 feet from another cocktail lounge. The Zoning Director may ask for a signed/sealed survey certifying that another lounge does not exist within 750 feet off the subject lounge, a residential district is more than 250 feet from the subject lounge, or the subject lounge is more than 500 feet from a school as required by the State of Florida, F.S. 562.45, as amended. Measurement shall be taken from the rear of the structure to property line of a residential use or FLU designation. [Relocated from Separation, above]
g. Restaurant
A Cocktail Lounge is distinct from a restaurant that sells alcohol when the establishment cannot qualify for a "Consumption on Premises, Special Restaurant Exemption" pursuant to the State Beverage Law. [Relocated from Definition, above]

Reason for amendments to Cocktail Lounge in the Use Matrix: [Zoning]
7. Delete Cocktail Lounge use from Commercial High Office (CHO) Zoning District and MUPD with a CHO FLU Designation. Cocktail Lounge is an accessory use and will be addressed by the Supplementary Use Standard.
8. Add Cocktail Lounge to the DEV/ AGR of a TMD as the district is intended to support commercial uses.

47
48

(This space intentionally left blank)

Notes:
Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].
... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
(Updated 12/14/16)

**367. Convenience Store**

**HISTORY:** The Convenience Store use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and Supplementary Use Standards were amended by Ord. 1998-011, 1999-037, 2001-001, 2003-067, 2008-015, 2009-040, 2010-005, 2010-018, 2010-022 and 2011-016.

**Reason for amendments:** [Zoning]

1. Increase the maximum square footage and establish Collocated Restaurant standard to acknowledge industry changes.
2. Establish a cross-reference to Table 3.B.14.E, WCRAO Sub-area Use Regulations to clarify variances cannot be requested for the approval of a Convenience Store in the NR, NRM, NG, and NC Sub-areas of WCRAO.
3. Include standard that provides an opportunity for the Board of County Commissioners (BCC) to hear at the same time applications with collocated Convenience Store and Retails Gas and Fuel Sales which allows a comprehensive view of the application. Convenience Store is DRO approval or Permitted by Right in most of the zoning districts where the use is allowed while Retails Gas and Fuel Sales is Class A Conditional use approval.

**a. Definition**

An establishment serving a limited market area and engaged in the retail sale of food, beverages, and other frequently or recurrently needed items for household use or consumption.

**ab. Floor Area**

A maximum of ~~5,000~~ 7,000 square feet of GFA.

**c. Overlay – WCRAO**

Convenience Store is prohibited in the NR, NRM, NG, and NC Sub-areas per Table 3.B.14.E, WCRAO Sub-area Use Regulations.

**bd. Zoning Districts - CN and CC District**

Shall comply with Article 5.E.1, Major Intersection Criteria.

**de. Collocated Use**

A Convenience Store that is collocated with a Retail Gas and Fuel Sales shall be reviewed and approved concurrently.

**Reason for amendments to Convenience Store in the Use Matrix:** [Zoning]

4. No changes to the approval process are being recommended.

~~**37. Convenience Store with Gas Sales**~~

**HISTORY:** The Convenience Store with Gas Sales use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020).

**Reason for amendments:** [Zoning]

1. This use is redundant to other uses including but not limited to Retail Gas and Fuel and Convenience Store, among others. Similar provisions for Auto Service Station were sunset in 2001 (Ord. 2011-016) and replaced with a simpler Retail Gas and Fuels use, due to a decline of traditional gas stations that sold fuel and provided limited towing and repair services, which was partially caused by the transition to Convenience Stores with Gas Sales. Increased expansion of collocated uses with the sale of motor vehicle fuels, including Restaurants and expanded square footage for convenience items or other General Retail Sales uses, have further eroded the need to retain the C-store with Gas Sales use, allowing for the deletion of redundant standards addressed under other uses.

~~A convenience store which includes accessory gasoline retail sales to the general public.~~

~~**a. Floor Area**~~

~~A maximum of 5,000 square feet.~~

~~**b. Approval Criteria**~~

~~A convenience store with gas sales shall be subject to the approval criteria of Art. 4.B.1.A.18.a, Approval Criteria. [Ord. 2006-004]~~

~~**c. Location Criteria [Ord. 2006-004]**~~

~~**1) Intersection Criteria**~~

~~A maximum of two auto service stations and convenience stores with gas sales, or any combination thereof, shall be permitted at an intersection pursuant to Article 5.E.2.B, Intersection Criteria. [Ord. 2006-004]~~

~~**2) Separation Criteria**~~

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
(Updated 12/14/16)

~~A convenience store with gas sales shall be separated from any other auto service station or convenience store with gas sales pursuant to Art. 5.E.2.C.1. [Ord. 2006-004]~~

~~**3) Major Intersection Criteria for CL-FLU**~~

~~A convenience store with gas sales with a CL-FLU designation shall comply with Art. 5.E.1, Major Intersection Criteria. [Ord. 2006-004] [Ord. 2013-001]~~

~~**4) Rural, Exurban, Glades and Agricultural Reserve Tiers (AGR)**~~

~~A convenience store with gas sales shall be located at the intersection of one collector and arterial street, or two arterial streets, as listed in the FDOT-PBC Federal Functional Classification Table. [Ord. 2006-004]~~

~~**5) I-95 Interchange Exemption**~~

~~A parcel with a Commercial High (CH) future land use designation within 0.50 miles of an I-95 Interchange shall be exempt from the Location Criteria for 1) Intersection Criteria, and 2) Separation Criteria, listed above. [Ord. 2012-027]~~

~~**d. Water**~~

~~Evidence of the protection of drinking water sources shall be provided to the Health Department prior to certification by the DRO. [Ord. 2006-004]~~

~~**e. Parking**~~

~~**1) Location**~~

~~A convenience store with gas sales greater than 3,000 square feet in GFA shall provide one half of the required parking spaces directly adjacent to the store. [Ord. 2006-004]~~

~~**2) Parking for Accessory Automatic Car Wash**~~

~~Parking for an accessory automatic car wash may be exempt from the parking requirements of Table 6.A.1.B, Minimum Off-Street Parking and Loading Requirements, subject to DRO approval. [Ord. 2006-004]~~

~~**f. Collocated Restaurant**~~

~~A Type I or II restaurant may be collocated with a convenience store with gas sales subject to the use regulations applicable to the restaurant use. [Ord. 2006-004]~~

~~**g. TMD and LCC Districts, and IRO Projects**~~

~~Islands for gasoline pumps shall be located in the rear of a building with access from an alley, interior parking area, or a street not designated as a main street. [Ord. 2006-004] [Ord. 2010-005]~~

~~**h. WCRA Overlay**~~

~~Convenience stores with gas sales are prohibited in the NR, NRM, and NG sub-areas, as per Table 3.B.14.E—WCRAO Sub-area Use Regulations. [Ord. 2006-004]~~

~~**i. Infill Redevelopment Overlay (IRO)**~~

~~A convenience store with gas sales located on a parcel with a CH-FLU designation within the Core Transect Zone may be approved by the DRO. [Ord. 2010-005]~~

~~**j. Nonconformities**~~

~~For a Convenience Store with Gas Sales, the applicant may be allowed to either increase the floor area of the store or increase the number of pumps subject to the percentage limitation of Art. 1.F, Nonconformities, and approval of a Traffic Study by the Engineering Department. [Ord. 2010-005] [Ord. 2011-016]~~

**Reason for amendments to Convenience Store with Gas Sales in the Use Matrix: [Zoning]**

2. This use classification is being sunset due to industry changes in the types of uses that are typically collocated with establishments which sell motor vehicle fuel.

**41. Day Labor Employment Service**

**HISTORY:** The Day Labor Employment Service use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and Supplementary Use Standards were amended by Ord. 2003-067 and 2006-004.

**Reason for amendments: [Zoning]**

1. Delete Day Labor Employment Service use as the concept fits the definition of Office use. Some of the standards that relate an office for temporary labor service in the Westgate Community Redevelopment Agency Overlay (WCRAO) are relocated to the use Office, Business or Professional.

~~An establishment engaged in providing temporary day or manual labor service for the construction, maintenance, agricultural or industrial trades. [Ord. 2006-004]~~

~~**a. Location**~~

~~Day labor employment services are prohibited within the boundaries of the WCRAO, as per Table 3.B.14.E—WCRAO Sub-area Use Regulations. [Partially relocated to Art. 4.B.2.C.25.d.1), Office, Business or Professional, Employment Agencies, Westgate]~~

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. **Stricken** indicates text to be **deleted**. *Stricken and italicized* means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
(Updated 12/14/16)

**Overlay]** ~~Day labor employment services shall be located within and totally surrounded by property with an industrial zoning designation. The minimum distance of all principal structures, accessory structures and outdoor activity areas shall be as follows: [Ord. 2006-004]~~

- 1) ~~1,000 feet from any non-industrial use; and~~
- 2) ~~1,000 feet from any other day labor service.~~

**b. Hours of Operation**

~~No service shall commence business prior to 7:00 a.m. nor continue business later than 6:00 p.m.~~

**c. Minimum Building Size**

~~No service shall operate in any building that has less than 10,000 gross square feet.~~

**d. Loitering**

~~No outdoor loitering, waiting, or seating shall be permitted on the site. [Partially relocated to Art. 4.B.2.C.25.d.2, Office, Business or Professional, Employment Agencies, Outdoor Activities]~~

**e. Loudspeakers**

~~No outdoor speakers or public address systems that are audible from the exterior of the site shall be permitted.~~

**f. Records**

~~The service shall maintain all business records on the premises for inspection by PBC.~~

**g. Advertising**

~~Advertising shall be limited to one sign with a maximum face area of 12 square feet and six feet in height.~~

**h. Development Standards**

~~All services shall adhere to the non-residential development standards of Article 3.C, STANDARD DISTRICTS.~~

<b>Reason for amendments to Day Labor Employment Service in the Use Matrix:</b> [Zoning]
2. Delete the approval from the Use Matrix as the use has been consolidated with Business or Professional Office. Outdoor standards associated to this particular use have been relocated and consolidated with Business or Professional Office use, which help address any issues that could be subject of concern by adjacent residents or discussed at public hearings.

**428. Dispatching Office Service**

<b>HISTORY:</b> The Dispatching Office use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord. 1992-020). The definition and Supplementary Use Standards were amended by Ord. 2001-001, Ord. 2003-067, Ord. 2010-005 and Ord. 2010-022.
---

<b>Reason for amendments:</b> [Zoning]
1. Review the use definition of Dispatching Service by clarifying its main purpose is to provide communication services that assist in the coordination and operation of businesses that are mobile. Expand the list of typical uses by including other common businesses covered by this use definition

**a. Definition**

~~An establishment providing services off-site to households and businesses using land-based communication for receiving and transmitting messages associated with the tracking of vehicles and equipment, or coordinating mobile or transportation operations, which may include storage of dispatched vehicles or equipment. Typical uses include janitorial services, pest control services, and taxi, limousine, and ambulance services. [Partially relocated to Standard b, Typical Uses, below]~~

**b. Typical Uses**

~~A Dispatching Service may include but is not limited to janitorial, pest control or emergency services; and, taxi, limousine or courier operations. [Partially relocated from Definition, above]~~

2. Provide thresholds that allow the use to be subject to DRO approval instead of Class A Conditional use when impacts to the outdoor areas and adjacent residential properties are reduced. Such thresholds include a maximum of three vehicles associated to the business to be allowed; indoor storage of vehicles; or, outdoor storage of vehicles separated 250 feet from residential use or FLU designation.
3. Allow the use to be Permitted by Right when limited to an office for the dispatching operation.

**ac. CG, CH/MUPD Districts Approval Process**

**1) CH FLU Designation and Commercial Pod of PIPD**

**Notes:**  
Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT J

COMMERCIAL USES  
SUMMARY OF AMENDMENTS

(Updated 12/14/16)

A Dispatching Service may be allowed subject to DRO approval in the following situations:

- a) ~~A dispatching office shall be limited to no more than three service or delivery vehicles unless approved as a Class A conditional use or requested;~~ or,
  - b) All dispatched vehicles are stored indoor; or,
  - c) Outdoor storage of vehicles is separated a minimum of 250 feet from a parcel of land with a residential FLU designation or use.
- 2) A dispatching service without vehicles on-site and limited to office only may be Permitted by Right in the zoning districts where the use is allowed.

Reason for amendments to Dispatching Service in the Use Matrix [Zoning]
4. Change the approval process of the use in CG Zoning District from Class B Conditional Use to Class A Conditional Use approval. The change is made to provide consistency with the approval of the use in MUPD and MXPD with CH FLU designation where the use is allowed.
5. Allow the use to be Permitted by Right in MUPD with IND FLU designation for consistency with the approval of the use in other industrial zoning districts.
6. Change the use approval from Permitted by Right to Class A Conditional in the Commercial pod of PIPD for consistency with the use approval in commercial zoning districts.

**439. Dog Daycare**

<b>HISTORY:</b> The Dog Daycare use definition and Supplementary Use Standards were first referenced as part of the 2001 ULDC (Ord. 2001-015). The definition and Supplementary Use Standards were amended by Ord. 2003-067, 2005-002, 2006-036, 2010-005, 2010-022, and 2011-016.
<b>Reason for amendments:</b> [Zoning]
1. Revise the definition to clarify that overnight care of domestic dogs would be considered a Commercial Kennel.
2. Establish ACC Permit standard to clarify that Zoning approval is required prior to application for an Animal Care and Control (ACC) Operational Permit.
3. Delete standard for number of animals permitted. The number of animals is determined by the ACC Ord. 98-22.
4. Establish new Outdoor Areas standard to recognize occasional walking and relief of animals is common. The standard also clarifies the location limitations and supervision requirements.

**a. Definition**

An establishment which provides daytime care and training for domestic dogs. Overnight care of domestic dogs is prohibited.

**a. Use Approval**

~~Prior to review by DRO, approval shall be obtained from PBCACC. [Ord. 2006-036]~~

**b. ACC Permit**

The owner or operator shall obtain Zoning Approval prior to application for an ACC Operational Permit. All Dog Daycare uses shall be licensed and regulated in accordance with ACC Ord. 98-022, as amended.

**bc. Waste Disposal**

A dog day care shall meet the ECR I and ECR II standards and shall be subject to all applicable rules and regulations of the FDEP, PBCHD and SWA.

**c. Number of Dogs**

~~The number of dogs permitted shall be based on the square footage of the facility pursuant PBCACC limitations and requirements. [Ord. 2006-036]~~

**d. Runs and Drop-Off**

Facilities shall be subject to the following standards:

- 1) ~~e~~Outdoor runs, outdoor play areas, and yards, ~~etc.~~, shall be prohibited;
- 2) ~~a~~Adequate drop-off areas shall be provided; and
- 3) ~~t~~Three drop off spaces measuring 12 feet in width by 20 feet in length shall be provided for every 50 dogs.

**e. Outdoor Areas**

Outdoor activities shall be prohibited except as follows:

- 1) Shall be personally supervised and under the restraint or control of a person by means of a leash;
- 2) Shall only be allowed within areas designated for such activities on the Final Site Plan, unless Dog Daycare is sole use of property; and,
- 3) Waste shall be picked up immediately and disposed of properly within the establishment.

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
(Updated 12/14/16)

<b>Reason for amendments to Dog Daycare in the Use Matrix:</b> [Zoning]
5. Add the use to the Commercial Community (CC) Zoning District, COM Pod of a PUD as a DRO Approval, and in MUPD with an IND FLU as Permitted by Right.
6. Change the approval process in the CG standard Zoning District from Class A Conditional Use to DRO Approval.
7. Change the approval process where the use is allowed in PDDs and TDDs as Requested Use to a DRO approval.
8. Change the approval process in the IRO with a CLO and CHO FLU designation from a General Land Use change (L) to DRO approval.
9. The changes are consistent with other commercial and industrial zoning districts and with PDD's with Commercial, Industrial FLU, Pod, Tiers or Use Areas. Additionally, the activities of the use are primarily located within an enclosed building contributing to the mitigation of any adverse impacts.

**5510. Financial Institution**

<b>HISTORY:</b> The Financial Institution use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and Supplementary Use Standards were amended by Ord. 1998-011, 2001-001, 2007-013, 2009-040, 2010-005, 2010-022, and 2013-021.
<b>Reason for amendments:</b> [Zoning]
1. Split existing Financial Institution use into three distinct variations to improve ease of use. This allows for the elimination of Table 4.B.1.A - Financial Institution Development Thresholds and Approval Processes, which was established under Supplementary Use Standards to address the myriad of different but de minimis differences in Financial Institution configurations. <ul style="list-style-type: none"> <li>• Financial Institution: Brick and mortar establishment are generally allowed in most all Commercial or Mixed Use districts. Separating from the other variations will allow for the use to be shown as Permitted by Right or subject to Development Review Officer (DRO) approval in most scenarios.</li> <li>• Financial Institution with Drive Thru's: Allows for use to be shown as prohibited in district where drive thru's were previously prohibited.</li> <li>• Financial Institution – Freestanding ATM. This use is also permitted in most all Commercial or Mixed Use districts, subject to DRO approval. Again, separating from the other characteristics simply enables the approval process for the use to be more accurately reflected in the Use Matrix.</li> </ul>

**a. Definition**

An establishment engaged in deposit banking. ~~Typical uses include commercial banks, savings institutions, and credit unions, including outdoor ATMs and drive thru only facilities. Freestanding ATMs shall be considered a Financial Institution. [Ord. 2013-021]~~ [Partially relocated to Standard b, Typical Uses, below; new Financial Institution with Drive Thru Facilities; and new Financial Institution - Freestanding ATM]

**b. Typical Uses**

~~A Financial Institution use may include but is not limited to: commercial banks, savings institutions, and credit unions. [Ord. 2013-021]~~ [Partially relocated from Definition, above]

**c. Approval Process - CC District, CLO PDD, and Commercial Pod of PUD**

~~A Financial Institution 5,000 square feet or less in the CC Zoning district, CLO PDD, or Commercial Pod of a PUD, may be Permitted by Right.~~ [Partially relocated from Table 4.B.1.A - Financial Institution Development Thresholds and Approval Processes, below]

**d. Zoning Districts – CN and CLO Districts, and Neighborhood Center of TND**

~~A Financial Institution in the CN and CLO Zoning districts, and Neighborhood Center of a TND, shall be limited to a maximum of 5,000 square feet.~~ [Partially relocated from Table 4.B.1.A - Financial Institution Development Thresholds and Approval Processes, below]

**a. Development Thresholds and Approval Process**

~~A Financial Institution financial institution, including freestanding ATMs, shall comply with the Development Thresholds and required approval processes of Table 4.B.1.A, Financial Institution Development Thresholds and Approval Processes. [Ord. 2007-013] [Ord. 2009-040] [Ord. 2013-021]~~

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**

**COMMERCIAL USES  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)**

1

**Table 4.B.1.A – Financial Institution Development Thresholds and Approval Processes**

Zoning District	Development Thresholds			Freestanding ATM	Approval Process
	GFA		Drive-thru (1)		
<del>CN and CLO</del> [Partially relocated to Standard d, above]	5,000 s.f. max	and	Prohibited	Prohibited	DRO
<del>CC and CHO; CL and CLO PDDs; COM Pod of PUD;</del> [Partially relocated to Standard c, above]	5,000 s.f. max	and	Prohibited	Permitted	<del>Permitted by Right</del> Freestanding ATM, DRO
<del>CC; and, CL and CLO PDDs; and COM Pod of PUD</del> [Partially relocated to Art. 4.B.2.A.11.b]	5,000 s.f. max	and	≤ 3 drive thru lanes	Permitted	DRO
<del>CG; CH and CHO PDDs; PIPD COM Use Zone; and, TDDs</del>	5,000 s.f. max	and	≤ 3 drive thru lanes	Permitted	<del>Permitted by Right</del> Freestanding ATM, DRO
UC or UI (2)	N/A	and	Any number of drive thru lanes (3)	Permitted	DRO (2)
<del>CC, CHO and CG; CL, CH, CLO and CHO PDDs; COM Pod of PUD; PIPD COM Use Zone; and, TDDs</del>	> 5,000 s.f.	or	> 3 drive thru lanes	Permitted	<del>Class A or Requested Use</del> Freestanding ATM, DRO
<b>[Ord. 2007-013] [Ord. 2009-040] [Ord. 2010-022] [Ord. 2011-016] [Ord. 2013-021]</b>					
<b>Notes:</b>					
1.	<del>An ATM lane shall not be considered a drive thru lane for purposes of development thresholds.</del> <b>[Relocated to Financial Institution with Drive Thru Facilities]</b>				
2.	<del>Does not apply to Prior Approvals. See Art. 3.B.16.E.2.a, Right to Continue or Change Uses (Related to PRA Use matrix).</del> <b>[Ord. 2011-016]</b>				
3.	<del>Drive thru facilities, including vehicular access and queuing shall not be located within 200 feet of abutting non-PRA residential use or parcel with a residential FLU designation, unless permitted otherwise by Art. 3.B.16, URAO.</del> <b>[Ord. 2011-016]</b>				

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

**b. Freestanding ATMs**

~~All freestanding ATMs shall be subject to the following requirements:~~ **[Ord. 2013-021]**

- ~~1) No freestanding ATM shall be approved unless each operator of an ATM in the structure has at least one manned full service financial institution within Palm Beach County;~~ **[Ord. 2013-021]** **[Partially Relocated to Art. 4.B.2.C.12.c.1, Financial Institution – Freestanding ATM, Thresholds]**
- ~~2) The structure shall not exceed 100 square feet, excluding canopies provided for decorative aesthetics or protection from weather;~~ **[Ord. 2013-021]** **[Relocated to Art. 4.B.2.C.12.c.2, Type 3 Financial Institution – Freestanding ATM, Thresholds]**
- ~~3) Customer access to the interior of the structure shall be prohibited; and,~~ **[Ord. 2013-021]** **[Relocated to Art. 4.B.2.C.12.c.3, Financial Institution – Freestanding ATM, Thresholds]**
- ~~4) Shall not be located within 1,000 feet of another Freestanding ATM. When within a TMD, the 1,000 foot separation distance may be reduced to accommodate a maximum of two freestanding ATMs, provided they are constructed in common public plazas.~~ **[Ord. 2013-021]** **[Relocated to Art. 4.B.2.C.12.c.4, Financial Institution – Freestanding ATM, Thresholds]**

22

23

24

25

26

27

28

29

30

31

**c. TMD and LCC Districts**

~~Drive up teller units shall be located in the rear of a building with access from an alley, interior parking area, or a street not designated as a main street.~~ **[Ord. 2010-005]** **[Relocated to new uses Art. 4.B.2.C.11.c, Financial Institution with Drive Thru Facilities, Zoning Districts - TDD and LCC and Art. 4.B.2.C.12.b, Financial Institution - Freestanding ATM, Zoning Districts - TDD and LCC]**

**d. Infill Redevelopment Overlay (IRO)**

~~A financial institution with no drive thru lanes; or, a financial institution with drive thru lanes located on a parcel with a CH FLU designation within the Core Transect Zone may be approved by the DRO.~~ **[Ord. 2010-005]**

32

33

**Reason for amendments to Financial Institution in the Use Matrix: [Zoning]**

2. Simplify approval process in accordance with revisions limiting this defined use to brick and mortar establishments distinct from those with drive thru facilities or stand alone ATMs.

32

33

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
 .... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
(Updated 12/14/16)

**11. Financial Institution with Drive Thru Facilities**

<b>Reason for amendments:</b> [Zoning]
1. Per Reason listed above under Financial Institution, create new Financial Institution with Drive Thru Facilities, to allow simplification of Supplementary Use Standards and improve ease of use for the Use Matrix.
2. Review of prior ULDC amendments indicates that the current threshold requiring BCC approval for four or more drive thrus in all Zoning districts should only be applied in limited districts, primarily those that have a Commercial Low FLU designation, for mixed use, or where otherwise intended to service a limited neighborhood or community (e.g. Commercial Pod of a PUD, where uses are intended to serve residents of the PUD, etc.). Subsequently, the relocation of those existing thresholds was not carried forward for most Commercial High FLU designation based districts.

**a. Definition**

*A Financial Institution which includes drive thru teller facilities.*

**b. Approval Process**

**1) CC District, Commercial Pod of PUD, CLO PDD, CL LCC and TMD**

*A Financial Institution 5,000 square feet or less, and with three drive thru lanes or less, may be allowed subject to DRO Approval, in the following Zoning districts:*

*a) CC;*

*b) PDD or LCC with CLO future land use designation; and,*

*c) TMD in the Rural, Exurban and AGR Tiers.*

**[Partially relocated from Table 4.B.1.A - Financial Institution Development Thresholds and Approval Processes]**

**2) Single Drive Thru ATM Exception**

*A maximum of one drive thru ATM lane shall not be considered a drive thru lane for purposes of determining the threshold above.* **[Partially relocated from Table 4.B.1.A - Financial Institution Development Thresholds and Approval Processes]**

**c. Zoning Districts - TDD and LCC Districts**

*Drive-up teller units shall be located in the rear of a building with access from an alley, interior parking area, or a street not designated as a main street. [Ord. 2010-005]*  
**[Relocated from TMD and LCC Districts, under Financial Institution]**

<b>Reason for amendments to Financial Institution with Drive Thru Facilities in the Use Matrix:</b> [Zoning]
3. Simplify approval processes for Financial Institution with Drive Thru where located in districts with a Commercial High (CH) future land use designation. Review of prior ULDC amendments indicates that the current threshold requiring BCC approval for four or more drive thrus in all Zoning districts should only be applied in limited districts, primarily those that have a Commercial Low FLU designation, for mixed use, or where otherwise intended to service a limited neighborhood or community (e.g. Commercial Pod of a PUD, where uses are intended to serve residents of the PUD, etc.).

**5512. Financial Institution – Freestanding ATM**

**HISTORY:** The Financial Institution use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020).

<b>Reason for amendments:</b> [Zoning]
1. Per Reason listed above under Financial Institution, create new Financial Institution with Drive Thru Facilities, to allow simplification of Supplementary Use Standards and improve ease of use for the Use Matrix.

**a. Definition**

*An entirely automated unstaffed Financial Institution, either located in a stand-alone kiosk or the façade of a building where the owner or tenants have no managerial authority over the operation of the ATM.*

**b. Zoning Districts - TDD and LCC Districts**

*A Freestanding ATM with a drive thru ATM lane shall be located in the rear of a building with access from an alley, interior parking area, or a street not designated as a main street. [Ord. 2010-005]* **[Relocated from Art. 4.B.2.10.c, TMD and LCC Districts]**

**c. Thresholds**

*All Freestanding ATMs shall be subject to the following requirements: [Ord. 2013-021]*

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT J

COMMERCIAL USES  
SUMMARY OF AMENDMENTS

(Updated 12/14/16)

- 1) The owner or operator shall maintain at least one manned full service Financial Institution within Palm Beach County; [Ord. 2013-021] [Partially relocated from Financial Institution, Freestanding ATMs]
- 2) *The structure shall not exceed 100 square feet, excluding canopies provided for decorative aesthetics or protection from weather; [Ord. 2013-021]* [Relocated from Financial Institution, Freestanding ATMs]
- 3) *Customer access to the interior of the structure shall be prohibited, except for transparent glass security enclosures; [Ord. 2013-021]* [Partially relocated from Financial Institution, Freestanding ATMs]
- 4) *Shall not be located within 1,000 feet of another Freestanding ATM. When within a TMD, the 1,000 foot separation distance may be reduced to accommodate a maximum of two freestanding ATMs, provided they are constructed in common public plazas; and, [Ord. 2013-021]* [Partially relocated from Financial Institution, Freestanding ATMs]
- 5) *Shall be limited to a maximum of one drive thru ATM lane.*

**Reason for amendments to Financial Institution – Free Standing ATM in the Use Matrix:** [Zoning]

2. Relocate provisions for approval processes from deleted Table 4.B.1.A, Financial Institution Development Thresholds and Approval Processes, to newly created Financial Institution – Freestanding ATM, to improve ease of use. The Freestanding ATM provision is subject to specific standards and inclusion under other types of Financial Institutions requires cumbersome tables to clarify different approval processes.

17 **5713. Flea Market, Enclosed Indoor**

**HISTORY:** The Enclosed Flea Market use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and Supplementary Use Standards were amended by Ord. 1999-037, 2003-067, 2010-005, 2010-022, and 2011-016.

**Reason for amendments:** [Zoning]

1. No changes are being made to the use.

- 20 **a. Definition**
- 21 ~~A-R~~ Retail sales within a building permanently enclosed by walls and roof, in which floor
- 22 space is rented to individual merchants to display and sell goods.
- 23
- 24

**Reason for amendments for Flea Market Indoor in the Use Matrix:** [Zoning]

2. Change the approval process to Permitted by Right where the use is allowed as a Class B or Class A Conditional Use. An Indoor Flea Market is generally considered a retail sales use and indoors.

25 **5814. Flea Market, Open Outdoor**

**HISTORY:** The Open Flea Market use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and Supplementary Use Standards were amended by Ord. 1999-037, 2003-067, 2010-022, and 2011-016.

**Reason for amendments:** [Zoning]

1. Delete the Sanitary Facilities standard as the Health Department would provide a formal review for this use.

- 28 **a. Definition**
- 29 An outdoor retail sales area in which parcels of land are rented to individual merchants to
- 30 display and sell goods.
- 31
- 32 **a. Sanitary Facilities**
- 33 ~~Sanitary facilities shall be provided in compliance with Health Department regulations.~~
- 34

**Reason for amendments to Open Flea Market in the Use Matrix:** [Zoning]

2. Delete the use from the Industrial Light (IL) Zoning District. The use is not allowed in any other Industrial Zoning District.

35 (This space intentionally left blank)

36

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
 .... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
(Updated 12/14/16)

**1815. Gas and Fuel Sales, Retail**

<p><b>HISTORY:</b> The Retail Gas and Fuel use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and Supplementary Use Standards were amended by Ord. 1997-064, 2001-001, 2001-029, 2003-067, 2006-004, 2010-005, 2010-022, 2011-016, and 2012-027.</p>
<p><b>Reason for amendments:</b> [Zoning]</p>
<p>1. Reintroduce prior standard recognizing Prior Approvals for Auto Service Station or Convenience Store with Gas Sales which did not meet the separation requirements prior to adoption of such standards, shall not be considered nonconforming for what is shown on the Development Order. Further clarifies that these sites may also expand subject to compliance with landscaping and traffic safety standards. This is intended to ensure that any nonconforming buffers or unsafe vehicular access points are not carried forward onto a subsequent Development Order as part of any expansion of the use.</p>
<p>2. Delete the requirement for the BCC to make a separate finding regarding: compatibility, scale and other similar requirements by revising to require consideration as part of the Standards for Conditional Uses, or where permitted through Administrative Approval such as Development Review Officer (DRO), other established standards such as incompatibility buffers or other landscaping, limits on hours of operation, vehicle stacking, architecture, parking, pedestrian and vehicular circulation, etc.</p>
<p>3. Establish limits for Commercial Pod of a PUD where located internal to the PUD. Prior to the 90's several PUDs were approved with Commercial Pods that were located along the periphery of the development, or Arterials or Collectors which bisected the development, resulting in Commercial Pods that generally function as stand-alone commercial centers serving more than just the residents of the PUD. The new limitation is intended to correspond to changes made in the 1990's ULDC which limited Commercial Pods to locations internal to the development primarily intended to serve those residents.</p>
<p>4. Establish standard to allow limited Retail Gas and Fuel as an accessory use to Wholesale or similar uses, which might include traditional motor vehicle fuels or others, such as Compressed Natural Gas, which are not typically sold from Commercial locations.</p>

**a. Definition**

An establishment engaged in the sale of gasoline or motor fuels to the general public. [Ord. 2011-016]

**b. Nonconformities**

**1) Automotive Service Station or Convenience Store with Gas Sales**

*A prior approval for an Automotive Service Station or Convenience Store with Gas Sales, shall correspond to Retail Gas and Fuel Sale, and any other collocated uses such as Convenience Store, or Light or Heavy Repair and Maintenance. [Ord. 2011-016] [Partially relocated from Previously Approved Auto Service Stations, below]*

**2) Approvals Prior to Establishment of Location Criteria**

*An Automotive Service Station or Convenience Store with Gas Sales that was a conforming use on the effective date of Ordinance 2001-029 (August 3, 2001), shall be exempt from the Location Criteria of 1) Intersection Criteria, and 2) Separation Criteria, listed below.*

**c. Approval Process – IRO District with CH FLU Designation**

*Retail Gas and Fuel located on a parcel with a CH FLU designation within the Core Transect Zone may be allowed subject to DRO approval. [Ord. 2010-005] [Ord. 2011-016] [Partially relocated from Infill Redevelopment Overlay (IRO) Approval Process Exceptions, below]*

**da. Additional Standards for Approval Criteria**

~~Prior to approving a Conditional or Requested Use for Retail Gas and Fuel, the BCC shall make a finding that the use is appropriately located.~~ In addition to the Standards of Art. 2.B.2.B, Standards for Conditional Uses and Development Order Amendments, or Art.2.B.2.G.3, Standards (Type 2 Waiver), when considering a Development Order application for a Conditional Use, DOA or Type 2 Waiver, ~~making the determination that the use is appropriately located,~~ the BCC shall consider whether or not: [Ord. 2011-016]

- 1) Adequate ingress and egress have been provided. [Ord. 2006-004]
- 2) Adequate buffering and setbacks from residential areas have been provided. [Ord. 2006-004]
- 3) Sufficient vehicle stacking, circulation, access, and area for turning movements have been provided. [Ord. 2006-004]
- 4) The number of fueling positions proposed is excessive. [Ord. 2006-004]

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
... A series of four bolded ellipses indicates language omitted to save space.

# EXHIBIT J

## COMMERCIAL USES SUMMARY OF AMENDMENTS

(Updated 12/14/16)

- 1 5) There are an excessive number of similar stations in the vicinity. [Ord. 2006-004]  
2 **ef. Zoning Districts – TMD and LCC**  
3 *Retail Gas and Fuel Sales shall only be allowed on sites that are within 500 feet of the*  
4 *perimeter of the development. Gasoline pumps shall be located at the side or rear of a*  
5 *building with access from an alley, interior parking area, or a street not designated as a*  
6 *main street. [Ord. 2010-005] [Ord. 2011-016] [Relocated from TMD and LCC*  
7 *Districts, below]*  
8 **fb. Location Criteria**  
9 1) **Intersection Criteria**  
10 A maximum of two Retail Gas and Fuel ~~Sales establishments, Convenience Store~~  
11 ~~with Gas Sales, or any combination thereof,~~ may be allowed at an intersection  
12 pursuant to Art. 5.E.2.B, Intersection Criteria. [Ord. 2006-004] [Ord. 2011-016]  
13 2) **Separation Criteria**  
14 A Retail Gas and Fuel Sales establishment shall be separated from any other Retail  
15 Gas and Fuel ~~Sales establishment, or Convenience Store with Gas Sales~~ pursuant to  
16 Art. 5.E.2.C.1. [Related to Separation Criteria]. [Ord. 2006-004] [Ord. 2011-016]  
17 3) **Major Intersection Criteria for CL FLU in U/S Tier**  
18 ~~Where permitted in a Use Matrix,~~ Retail Gas and Fuel Sales with a CL FLU  
19 designation shall comply with Article 5.E.1, Major Intersection Criteria. [Ord. 2006-  
20 004] [Ord. 2011-016]  
21 4) **CL FLU in Rural, Exurban, Glades and Agriculture Reserve Tiers**  
22 ~~Where permitted in a Use Matrix,~~ Retail Gas and Fuel Sales shall be located within  
23 1,000 feet of the intersection of one Collector collector and Arterial arterial street, or  
24 two Arterial arterial streets, as listed in the Florida Department of Transportation  
25 (FDOT) PBC Federal Functional Classification Table. [Ord. 2006-004] [Ord. 2011-  
26 016]  
27 5) **WCRA Overlay**  
28 Retail Gas and Fuel Sales is prohibited in the NR, NRM, ~~and~~ NG ~~and NC s~~Sub-  
29 areas, ~~as~~ per Table 3.B.14.E – WCRAO Sub-area Use Regulations. [Ord. 2006-004]  
30 [Ord. 2011-016].  
31 **6) Exceptions**  
32 **a6) I-95 Interchanges Exemption**  
33 A parcel with a Commercial High (CH) future land use designation within 0.50  
34 miles of an I-95 Interchange shall be exempt from the Location Criteria of 1)  
35 Intersection Criteria, and 2) Separation Criteria, listed above. [Ord. 2012-027]  
36 **b) MUPD**  
37 Retail Gas and Fuel Sales located within an MUPD may be exempt from the  
38 Location Criteria for 1) Intersection Criteria, and 2) Separation Criteria, where in  
39 compliance with the following:  
40 (1) Required Perimeter Landscape Buffers, where located between all Retail  
41 Gas and Fuel Sales use areas, including ingress/egress, and any R-O-W or  
42 parcel of land with a residential FLU designation or use, unless obstructed  
43 from view by other existing structures; and,  
44 (2) Direct access from any perimeter R-O-W abutting the MUPD shall be  
45 prohibited. All access shall be from entrances established for the overall  
46 MUPD, and comply with minimum standards for ingress/egress, stacking,  
47 turn-lanes, and pedestrian connectivity.  
48 **g. Accessory Use**  
49 Retail Gas and Fuel Sales may be allowed as an accessory use to Wholesale Gas and  
50 Fuel in industrial districts, subject to Class A Conditional Use approval, and the following:  
51 1) Gas and fuel sold retail shall be limited to motor fuels sold wholesale;  
52 2) Maximum of four fueling positions;  
53 3) Maximum of one wall or freestanding sign, where permitted, not to exceed six feet in  
54 height, or 25 square feet of sign face area.  
55 4) Wholesale Gas and Fuel Sales may include regional corporate headquarters or  
56 maintenance facility for a State regulated public utility that sells natural gas or other  
57 similar fuels.  
58 **c. Collocated Uses**  
59 ~~Other uses, such as general repair and maintenance, general retail sales, restaurants,~~  
60 ~~and car washes may be collocated with retail gas and fuel subject to the Supplementary~~  
61 ~~Use Standards applicable to the Collocated Use. [Ord. 2006-004] [Ord. 2011-016]~~  
62 **d. Parking for Accessory Automatic Car Wash**  
63 ~~Parking for an accessory automatic car wash may be exempt from the parking~~  
64 ~~requirements of Table 6.A.1.B, Minimum Off-Street Parking and Loading Requirements,~~  
65 ~~subject to DRO approval. [Ord. 2006-004]~~

### Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].  
~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].  
... A series of four bolded ellipses indicates language omitted to save space.



EXHIBIT J

COMMERCIAL USES  
SUMMARY OF AMENDMENTS

(Updated 12/14/16)

- |    |   |
|----|---|
| 4. | Include a new standard that limits the use to three days a week. This standard looks to avoid permanent location of temporary structures in what is now a permanent use. By allowing it to operate longer periods of time may represent a nuisance or safety issue. |
| 5. | Delete the 150 square foot stand limitation, as this is a threshold for Building Permit per Building Code requirement.  |

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33

**a. Definition**

~~An area permanently designated on a Preliminary or Final Site Plan for the g~~Gathering of vendors ~~on weekends and holidays~~, for the purpose of selling fresh unprocessed fruit, vegetables, flowers, and consumable items such as coffee, bread and prepared food on a retail basis. [Ord. 2012-027]

**ab. Lot Size**

A minimum of one acre with the exception of lots located in the WCRAO where a minimum of one-half of an acre is required. [Ord. 2012-027] [Ord. 2015-031]

**c. Location**

Vehicular access shall be from Arterial, Collector or Local Commercial streets.

**d. Accessory Uses - Green Market**

A Green Market may be allowed as an accessory use to a Community Vegetable Garden subject to DRO approval and the following:

- 1) The use shall be located in CCRT areas or the WCRAO;
- 2) The use shall be operated by a CCRT neighborhood organization or the WCRA;
- 3) Items for sale shall be limited to those grown or prepared by neighborhood residents.
- 4) Shall be limited to weekends and holidays between the hours of 7:00 a.m. and 7:00 p.m.
- 5) A Community Vegetable Garden that complies with the above accessory use standards for Green Market, may be considered a Public and Civic Use for the purposes of determining compliance with 7.F, Perimeter Buffer Landscape Requirements.

**be. Duration**

~~Weekends and recognized federal holidays only. [Ord. 2012-027]~~The use shall operate no more than three days a week.

**cf. Vendor Stands**

~~Each vendor stand shall not exceed 150 square feet.~~The stand shall remain transportable and shall be removed from the site at the close of the market each ~~weekend, or holiday where applicable~~ week. Motor vehicles such as vans or small trucks may be ~~permitted~~ allowed subject to the preceding removal requirements. [Ord. 2012-027]

<b>Reason for amendments to Permanent Green Market in the Use Matrix: [Zoning]</b>	
6.	Change the approval process in the CN and CC Zoning Districts from Class B Conditional Use approval to DRO approval. The use is limited to one acre which requires a larger parcel for CN when compared with the minimum lot size of 0.5 acre needed for that district. This type of use is desired to be located in close proximity to residential areas, therefore the change in the approval process for these zoning districts looks to encourage the use in those areas.
7.	Correct scrivener's error related to the approval of the use in the IRO with Commercial Low Office (CLO) and CHO FLU designation to indicate DRO approval required. Currently the approval is identified with the letter "L" which does not represent any approval in the Code.
8.	Allow the use in the Commercial pod of PUD, MUPD and MXPD with CH FLU designation, MUPD with CL designation, and Commercial pod of Planned Industrial Park District (PIPD) subject to DRO approval. The change is made for consistency with the approval of the use in CG, IRO and LCC. Green Markets are expected uses in commercial zoning districts.

34  
35

(This space intentionally left blank)

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
(Updated 12/14/16)

**7217. Hotel, or Motel, ~~SRO, and Rooming and Boarding House~~**

<b>HISTORY:</b> The Hotel, Motel, SRO, and Rooming and Boarding House use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and Supplementary Use Standards were amended by Ord. 1993-004, Ord. 1999-037, Ord. 2003-067, Ord. 2006-004, Ord. 2006-036, Ord. 2007-013, 2010-005, 2010-022, Ord. 2011-016, 2014-031 and 2015-006.
<b>Reason for amendments:</b> [Zoning]
1. Remove Single Room Occupancy (SRO) and Rooming and Boarding House from Hotel or Motel. This change relates to Florida Statute 509.013 that excludes from the definition of public lodging establishments any dormitory or other living or sleeping facility maintained by a public or private school, college, or university for the use of students and faculty; and, any rooming house, boarding house, or other living or sleeping facility.
2. Delete language that references multiple Use Matrices to indicate approval processes as they are consolidated now in one table.
3. Delete standards related to lot size, lot width and calculation of sleeping units applicable to commercial zoning districts consistent with Commercial Low (CL), Commercial High Office (CHO), and Commercial High (CH) Future Land Use (FLU) designation. <ul style="list-style-type: none"> <li>• Commercial zoning districts consistent with CL, CHO and CH FLU designation are required to have one acre minimum lot size as required in the Zoning District Property Development Regulations (PDR) in Art. 3. This standard is deleted to eliminate duplication.</li> <li>• Delete standard that requires a minimum of 100 feet of lot width in commercial zoning districts consistent with CL, CHO and CH FLU designation. As contained in the PDRs for the standard zoning districts where the use is allowed, the minimum lot width required is already 100 feet. In MUPD or MXPD with CH or CHO FLU designation, and LCC the minimum lot width is 200 feet.</li> <li>• Delete requirement that limits the number of rooms to be based on the total site area. Building coverage and FAR should dictate the size of the building for the zoning district in which the use is located and therefore the number of rooms to be provided by this use.</li> </ul>
4. Delete standard that allows Boarding and Rooming Homes in Multifamily Residential (RM) Zoning District when located in High Residential (RH) FLU designation. It eliminates the introduction of uses that are dictated by intensity or non-residential uses in residential areas.
5. Clarify the use may be Permitted by Right when located in the CH FLU designation of a Traditional Marketplace Development (TMD) in the Urban/Suburban (U/S) Tier. This change is proposed for consistency with the approval of the use in similarly intense commercial zoning districts and to help clarify it is only applicable to CH FLU since TMDs are also allowed in CL FLU.

**a. Definition**

An establishment ~~requiring a typically~~ licensed by the State of Florida, used, maintained or advertised as a place where furnished sleeping accommodations are supplied ~~to the guest for a short term rent period of time to guests or tenants. Typical uses include hotels, motels, single room occupancy (SROs) and rooming and boarding houses. [Ord. 2006-004]~~

**a. Commercial Districts and AZO Overlay**

~~If permitted by Table 3.B.2.B, Airport Use Regulations, Table 3.E.1.B, PDD Use Matrix, or Table 4.A.3.A, Use Matrix, or a hotel, motel, SRO, or rooming and boarding house with a CL, CHO and CH FLU designation, or in the AZO Overlay, shall comply with the following: [Ord. 2006-004] [Ord. 2006-036]~~

**1) Lot Size**

~~A minimum of one acre or the minimum required by the district, whichever is greater.~~

**2) Lot Width**

~~A minimum of 100 feet or the minimum required by the district, whichever is greater.~~

**3) Sleeping Units**

~~A maximum of one per 1,000 square feet of lot area.~~

**b. RM District**

~~A rooming and boarding house is permitted only in the RM district with an HR FLU designation. The number of beds permitted shall be calculated consistent with a Type 3 CLF. Hotels, motels, and SROs are prohibited. [Partially relocated to Art. 4.B.2.C.35, Zoning District, under Rooming and Boarding House]~~

**cb. Approval Process**

**1) CRE District**

~~A hotel, motel, SRO, boarding or rooming house shall May only be located in a RR FLU designation subject to as a Class A Conditional use.~~

**2) TMD District - U/S Tier**

~~The use may be Permitted by Right when located in the CH FLU designation.~~

**dc. Zoning District - PO District**

~~1) Existing Hotel~~

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT J

COMMERCIAL USES  
SUMMARY OF AMENDMENTS

(Updated 12/14/16)

- 1) An existing hotel located in the PO District shall be considered a conforming use. [Ord. 2009-040]
- 2) Collocated Hotel
  - a) Approval Process - PARK FLU  
A hotel may be ~~permitted-allowed~~ as a collocated use to a PBC Regional Park with a PARK FLU, subject to Class A Conditional Use approval. [Ord. 2015-006]
  - b) Park Resource Base  
The Regional Park shall include a resource base which promotes heritage tourism, eco-tourism, or is otherwise planned to attract patrons from a Countywide or greater population for historical, cultural, scientific, educational or other similar purposes. Such resource base shall be operational prior to approval of a hotel, or approved and permitted concurrently with a hotel. [Ord. 2015-006]
  - c) Conceptual Master Plan  
A hotel shall be a component of a Conceptual Master Plan or equivalent that is approved by the Board of County Commissioners. [Ord. 2015-006]

6. Allow for exceptions to prohibition on access from a Residential Street as part of BCC approval. The Collocated Hotel in the Public Ownership (PO) Zoning District was originally developed in anticipation of a future hotel to be developed at Morikami Park or other similar Regional Parks. At the time, the accessway within the development was cited as the intended access for the hotel, and since these large parks may have multiple access points, staff sought to protect residential communities from commercial traffic that would normally be mitigated through limits on location for Commercial properties. However, recent discussions with County Facilities and Development Operations (FDO) staff have clarified that access is desired from the more aptly named Morikami Park Road. Staff concurs with a FDO request to establish an exception as part of the Conditional Use approval, which will allow for subsequent Variance or Waiver relief from any applicable Engineering standards. Note, such Deviations have previously been utilized on Morikami Park Road, to accommodate a PBC School.

- d) Frontage and Access  
The Regional Park in which a hotel is located shall have frontage on ~~and access from~~ an Arterial or Collector street(s). Vehicular access to a hotel shall be prohibited from any ~~local~~ residential street abutting the park, unless approved by the BCC as part of the Conditional Use approval for the Hotel. [Ord. 2015-006]
- e) Site Plan – Affected Area  
When a site plan is not required for the overall park site, the required site plan for the hotel shall regulate only the development area for the hotel and access related thereto. [Ord. 2015-006]

- 7. Expand the list of typical accessory services that are incidental to a Hotel or Motel so there is no confusion that they are part of the functionality of the use and not to be considered accessory uses.
- 8. Relocate the standard that limits accessory Cocktail Lounge to ten percent of a Hotel or Motel gross floor area (GFA) along with the standards that apply to Lounge for consistency with the construction of the Code.

- ed. Accessory Uses Services  
Hotels and motels may ~~include typical accessory uses provide services and facilities,~~ such as ~~fitness centers food and beverage, recreational,~~ meeting or conference rooms, ~~conference centers, ballrooms and laundry restaurants and lounges.~~
- f. Lounge  
~~An accessory lounge shall not exceed ten percent of the GFA of a hotel or motel. [Ord. 2006-004]~~ [Partially relocated to Art. Article 4.B.2.C.6, Cocktail Lounge, Accessory Use]

Reason for amendments to Hotel, Motel and SRO in the Use Matrix: [Zoning]	
9.	Delete the approval process of the use in RM Zoning District which was intended to be applicable to sites located in High Residential (RH) FLU designation and only for Boarding and Rooming House as indicated in a standard.
10	Change the use approval process in the CHO Zoning District from Class B Conditional Use to Class A Conditional Use for consistency with the approval of the use in MUPD with CHO FLU designation.
11.	Change the approval process in the CG Zoning District, MUPD, MXPd and LCC with CH FLU designation from Class A Conditional Use approval to Permitted by Right. This use is intended to be located in intense commercial areas. Existing provision contained in the Code such as landscape

**Notes:**  
Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
 .... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
(Updated 12/14/16)

help address any impacts of the use to adjacent residential areas.
12. Delete the approval process in the CRE Zoning District which is currently shown from DRO to reflect approval contained in standard that allows the use only in CRE consistent with RR FLU designation. The approval in the Supplementary Use Standard is also consistent in MUPD with CR FLU designation. CRE Zoning District is consistent with Rural Residential ten (RR-10), Commercial Recreation (CR) and Industrial (IND) FLU designations reason why it clarified in the Supplementary Use Standards.
13. Allow the use in TMD Urban Suburban and Exurban/Rural Tiers subject to Class A Conditional Use approval as this zoning district looks to promote mixed uses.

1  
2  
3

**74-18. Kennel, Type #2 (Commercial)**

<b>HISTORY:</b> The Type 2 Kennel use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and Supplementary Use Standards were amended by Ord. 1995-008, 1998-011, 1999-037, 2001-001, 2003-067, 2006-036 (separated from Commercial Kennel to Type 2 and Type 3), 2007-001, 2008-037, 2009-040, 2010-005, 2010-022, and 2011-016.
<b>Reason for amendments:</b> [Zoning]
1. Establish ACC Permit standard to clarify that Zoning approval is required prior to application for an ACC Operational Permit.
2. Delete the AZO Overlay standard as Article 3, Table 3.B.2.B, Airport Use Regulations already addresses Airport and Non-Airport related use approval.
3. Revise Accessory Residential Use standard to clarify that a Type 2 Commercial Kennel may have an accessory SFD in the AGR.
4. Delete standard that allows a Type 2 Commercial Kennel in a Planned Industrial Park Development (PIPD) Zoning District subject to Development Review Officer (DRO) approval. The Use Matrix will identify the approval process for the use in the Light Industrial and Commercial Pod.

4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42

**a. Definition**

A commercial establishment, including any building or land, used for the raising, boarding, breeding, sale, or grooming of domesticated animals (e.g. dogs and cats), not necessarily owned by the occupants of the premises, for profit. [Ord. 2006-036]

**b. ACC Permit**

~~The owner or operator shall obtain Zoning Approval prior to application for an ACC Operational Permit. A Type 2 Commercial Kennel shall be licensed and regulated in accordance with ACC Ord. 98-022, as amended.~~

**a. Limitations of Use**

~~A Type II commercial kennel shall be limited to the raising, breeding, boarding, sale, and grooming of domestic animals, (e.g. dogs and cats). [Ord. 2006-036]~~

~~1)c. Lot Size~~

~~A minimum of two acres. [Ord. 2006-036]~~

~~2)d. Frontage~~

~~A minimum of 100 feet fronting on and access from a collector or arterial street. [Ord. 2006-036]~~

~~3)e. Outdoor Runs~~

~~a1) Setbacks~~

~~Outdoor runs or animal exercise area shall not be located within 50 feet of any property line adjacent to a parcel of land with a residential FLU designation or district, use, or where mixed use is required, or 25 feet of any property line adjacent to a non-residential district. [Ord. 2006-036] [Ord. 2008-037]~~

~~b2) Fencing and Screening~~

~~A minimum six-foot high safety fence shall be required around outdoor runs. If the safety fence is not opaque or screened from view of adjacent properties or R-O-W, a continuous solid opaque hedge a minimum of four feet at installation shall be provided around the outdoor run\area. [Ord. 2006-036] [Ord. 2015-031]~~

~~c3) Waste Disposal~~

~~A Type # 2 Commercial kKennel shall meet the PBCHD ECR I and ECR II standards and shall be subject to all applicable rules and regulations of the FDEP, PBCHD and SWA. [Ord. 2015-031]~~

~~4) AZO Overlay~~

~~Shall be a permitted use only if associated with services provided to passengers and airport employees. [Ord. 2006-036]~~

~~bf. Accessory Residential Use - AGR District~~

~~A Type II kennel may be operated A Single Family dwelling unit may be Permitted by Right as an accessory use to a Type 2 Commercial Kennel in the AGR Zoning eDistrict in conjunction with a residence. [Ord. 2006-036] [Ord. 2009-040]~~

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
(Updated 12/14/16)

**c. PIPD**

~~A Type II commercial kennel may be permitted in a commercial or light industrial pod of a PIPD subject to DRO approval, subject to compliance with the limitations of Plan FLUE Policy 2.2.4-b. [Ord. 2008-037]~~

<p><b>Reason for amendments to Type 2 Kennel in the Use Matrix:</b> [Zoning]</p> <p>5. Add the use in the COM Pod of a PIPD as a DRO Approval;  Change the approval process from:</p> <ul style="list-style-type: none"> <li>• Class B Conditional Use to DRO Approval in the CC Zoning District;</li> <li>• Requested Use to DRO Approval in the COM Pod of a PUD, MUPD with a CH FLU designation, and MXPD with a CH FLU designation and LCC with a CH FLU designation ; and,</li> </ul> <p>Delete the Use from the IL and IG Zoning Districts.  A Type 2 Commercial Kennel with outdoor runs would be addressed by the existing Supplementary Use Standards to mitigate any potential adverse impacts. Nuisances related to noise are already addressed in Article 5 and nuisances and regulation related to domestic animals would be addressed by Palm Beach County's Animal Care and Control (ACC).</p>
---

**74-19. Kennel, Type III-3 (Commercial)**

<p><b>HISTORY:</b> The Type 3 Kennel use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and Supplementary Use Standards were amended by Ord. 1995-008, 1998-011, 1999-037, 2001-001, 2003-067, 2006-036 (separated from Commercial Kennel to Type 2 and Type 3), 2007-001, 2008-037, 2009-040, 2010-005, 2010-022, and 2011-016.</p>
<p><b>Reason for amendments:</b> [Zoning]</p>
<p>1. Establish ACC Permit standard to clarify that Zoning approval is required prior to application for an ACC Operational Permit.</p>
<p>2. Delete standard for number of animals permitted. The number of animals is determined by the ACC Ord. 98-22.</p>
<p>3. Delete the AZO Overlay standard as Article 3, Table 3.B.2.B, Airport Use Regulations already addresses Airport and Non-Airport related use approval.</p>
<p>4. Delete the Approval Process standard as the Code addresses instances where uses can be collocated and would be subject to the approval process identified in the new Commercial Use Matrix.</p>
<p>5. Delete standard that allows a Type 3 Commercial Kennel in a Planned Industrial Park Development (PIPD) Zoning District subject to Development Review Officer (DRO) approval. The Use Matrix will identify the approval process for the use in the Light Industrial (IND/L) and Commercial (COM) Pod.</p>

**a. Definition**

A commercial establishment operated entirely within an enclosed building used for the boarding, sale, or grooming of domesticated animals (e.g. dogs and cats), not owned by the occupants of the premises, for profit. [Ord. 2006-036]

**a. Limitations of Use**

~~A Type III kennel is intended to be entirely self-contained within an enclosed building, and shall be subject to the following: [Ord. 2006-036]~~

**b. ACC Permit**

~~The owner or operator shall obtain Zoning Approval prior to application for an ACC Operational Permit. A Type 3 Commercial Kennel shall be licensed and regulated in accordance with ACC Ord. 98-022, as amended.~~

**1)c. Maximum Square Footage**

Shall not exceed 3,000 square feet in the CC and TMD districts, or 7,500 square feet in any other ~~permitted district zoning district the use is allowed.~~ [Ord. 2006-036]

**2) Number of Animals Permitted**

~~Prior to review by DRO, preliminary approval shall be obtained from the PBCACC demonstrating that the proposed location can comply with all PBCACC requirements, and indicating the maximum number of animals permitted. [Ord. 2006-036]~~

**3)d. Standards**

All use areas shall be within an enclosed building constructed, maintained and operated so that no noise or odor nuisances related to the kennel operations can be detected outside the building. With exception to designated drop off areas, no outdoor runs, playgrounds, walking areas, yards or similar uses shall be permitted. [Ord. 2006-036]

**4)e. Waste Disposal**

A Type ~~III-3~~ **Commercial k** Kennel shall meet the **PBCHD** ECR I and ECR II standards and shall be subject to all applicable rules and regulations of the FDEP, PBCHD and SWA. [Ord. 2006-036]

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
... A series of four bolded ellipses indicates language omitted to save space.



**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
(Updated 12/14/16)

**7720. Landscape Service**

**HISTORY:** The Landscape Service use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and Supplementary Use Standards were amended by Ord. 1993-004, 1997-064, 1998-011, 1999-037, 2001-062, 2003-067, 2007-013, and 2011-001.

**Reason for amendments:** [Zoning]

1. Delete provision allowing for use in the Agricultural Residential (AR) Zoning district, which is generally incompatible with surrounding residential uses, and expand to allow as an Accessory Use to a Nursery, similar to existing provisions in the similar AGR district.
2. Delete exception for landscape buffer when adjacent to Farm Worker Quarters. A Landscape Service is a Commercial use requiring appropriate buffering where adjacent to residential uses.
3. Relocate and consolidate standards for where Landscape Service is permitted as an Accessory Use in conjunction with revisions in the Use Matrix to address inconsistencies.

**a. Definition**

An establishment engaged in ~~the provision of landscape maintenance or~~ installation or maintenance of landscaping services.

**b. Typical Uses**

~~Landscape Service may include but is not limited to, such as~~ lawn mowing, *trimming of trees, shrubs or hedges* ~~trimming, fertilizer application,~~ leaf blowing, and landscape design ~~or, and landscape~~ installation.

**a. AR District in RSA**

~~A landscape service as a principal use shall be located on a collector or arterial street on a minimum of three acres. [Ord. 2007-013]~~ **[Partially relocated to new Art. 4.B.2.C.20.c, Accessory Use – AR and AGR Districts]**

~~**b. AGR District**~~

~~Shall be permitted subject to DRO approval as an accessory use only in conjunction with a retail or wholesale nursery, excluding those that meet the limitations of a home occupation. [Ord. 2007-013]~~ **[Partially relocated to new Art. 4.B.2.C.20.c, Accessory Use – AR and AGR Districts]**

**c. Landscape Buffer**

~~An incompatibility buffer as required by Article 7.F, PERIMETER BUFFER LANDSCAPE REQUIREMENTS, may be waived if the use is adjacent to farm worker quarters or mobile home accessory to a bona fide agriculture use.~~

**d. Storage**

~~Outdoor storage of debris shall be prohibited.~~ **[Partially relocated to new Art. 4.B.2.C.20.d, Storage]**

4. Establish minimum acreage requirement for Accessory Landscape Service in the AR district in the Urban Service Area (USA), to coincide with acreage subject to DRO approval, thus ensuring Accessory Use is properly site planned for ease of future Code Enforcement, if necessary.

**ce. Accessory Use – AR and AGR Districts**

May be allowed as an accessory use to a Retail or Wholesale Nursery, subject to the following: retail or wholesale nursery on a minimum of three acres.

**1) Owner or Operator**

Shall be under the same ownership as the owner or operator of the Nursery.

**2) Frontage and Access**

Shall be located on a parcel with frontage on an Arterial or Collector Street. Access from a Residential Street shall be prohibited.

**3) Minimum Acreage**

Minimum acreage shall be as follows:

a) AR District in the RSA, and AGR District: Three acres; **[Partially relocated from Art. 4.B.2.C.x.a, AR District in RSA]**

b) AR District in the USA: Five acres.

**df. Yard Waste Storage – Yard Waste**

~~The storage of vegetative debris shall be prohibited, except as follows: Landscape service with storage of yard waste shall front on a collector or arterial street, and shall comply with the following requirements: [Ord. 2011-001]~~

**1) Accessory Use**

The storage of yard waste shall be limited to vegetative debris generated by landscape maintenance performed by the owner or operator of the Landscape

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
(Updated 12/14/16)

Service. The storage of yard waste from other sources shall be prohibited, unless permitted otherwise by this Code.

**2) Access**

Access from a Residential Street shall be prohibited.

**3) Setbacks**

Loading and service areas shall be located a minimum of 50 feet from all property lines and 100 feet from a parcel of land adjacent property with a residential use or FLU designation or use. [Ord. 2011-001]

**4) Standards**

- a) Only one yard waste storage area ~~shall may~~ be ~~permitted-allowed~~ on-site; [Ord. 2011-001]
- b) Shall not exceed 30 by 40 feet; [Ord. 2011-001]
- c) Yard waste shall be screened on three sides by a wall with a maximum height of 12 feet. The open end of the wall shall not face ~~property-parcel of land~~ with a residential FLU designation or use or FLU designation; [Ord. 2011-001]
- d) Yard waste piles shall not exceed the height of the wall; and, [Ord. 2011-001]
- e) Surface of the storage area shall be paved with concrete and have positive drainage.; and, [Ord. 2011-001]
- f) ~~Yard waste that is not generated by the landscape service shall be prohibited on site.~~ [Ord. 2011-001]

**eg. Home Occupation**

A limited Landscape Service use landscape service, not including yard waste, ~~or~~ landscape installation services, or other similar uses requiring heavy equipment, may be ~~approved-allowed~~ as a Home Occupation, home occupation subject to the requirements of Art. 4.B.1.E.8 Article 4.B.1.A.70, Home Occupation, and this section, subject to the following ~~exemptions or requirements:~~ [Ord. 2007-013] [Ord. 2011-001]

**1) Buffers**

The use shall be exempt from incompatibility buffer requirements. [Ord. 2007-013]

**2) AR District in RSA**

A landscape service may be ~~permitted-allowed~~ subject to the limitations of Art. ~~4.B.1.E.8 4.B.1.A.70~~, Home Occupation, except that parcels three acres or more in size may also be eligible for the following: [Ord. 2007-013]

- a) A maximum of three persons living outside of the home may be employed under the home occupation, provided the employee vehicles are parked on-site on an improved driveway or within a screened storage area. [Ord. 2007-013]
- b) The use shall also be exempt from the outside storage limitations of Art. 4.B.1.E.8.j Article 4.B.1.A.70.i, Outside Storage, provided that outside storage is limited to equipment such as lawnmowers, edgers, weed eaters, and small trailers. Storage shall not include heavy equipment ~~associated with landscape installation services~~, such as bobcats, loaders, dump trucks, or heavy equipment trailers; and [Ord. 2007-013]
- c) Storage areas shall be screened from view from any R-O-W or parcel of land with a residential FLU designation or use parcel through the use of opaque fences, walls or existing or newly planted native vegetation, provided the material provides an opaque screen within one year of the issuance of the Business Tax Receipt business tax receipt. ~~No additional vegetation shall be required where equipment is screened from view behind permitted fences or other structures.~~ [Ord. 2007-013]

Reason for amendments to Landscape Service in the Use Matrix: [Zoning]
5. Delete use from the AGR district. Existing Supplementary Use Standards establish that the use is only permitted where accessory to a Nursery, subject to additional standards.
6. Delete provision allowing for use in the Agricultural Residential (AR) Zoning district, which is generally incompatible with surrounding residential uses, and expand to allow as an Accessory Use to a Nursery, similar to existing provisions in the similar AGR district.

(This space intentionally left blank)

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
(Updated 12/14/16)

**7821. Laundry Service**

<b>HISTORY:</b> The Laundry Service use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord. 1992-020). The definition and Supplementary Use Standards were amended by Ord. 1993-004, Ord. 1997-014, Ord. 1998-011, Ord. 2001-062 and Ord. 2003-067.
<b>Reason for amendments:</b> [Zoning]
1. Expand the list of typical uses by including other common businesses covered by this use definition. Identify the different types of Laundry Services based on the scale of service as the Supplementary Use Standards are not inclusive of commercial or industrial-scale laundry service centers.
2. Allow the use to be Permitted by Right in all commercial zoning districts and the commercial pod of PIPD with a maximum of 3,000 SF. Above this area, the use is subject to Public Hearing which allows for additional review by other agencies to address potential impacts caused by this use. As a result of this new standard, the existing provisions for CC Zoning District and Commercial pod of PIPD to be limited to 5,000 SF and TMD and LCC to be limited to 3,000 SF have been removed.
3. Clarify that Laundry Service in industrial zoning districts is expected to be of high intensity mainly to serve the hospitality industry. Therefore, additional provisions including customer pick up or drop off areas are not allowed in order to reduce traffic impact that could be created by allowing commercial characteristics to the use. In addition, as the use would require delivery vehicles, this amendment also includes provisions to provide at least one loading space and to prohibit the storage of vehicles associated with the business in required parking spaces that are provided for the public or employees only.
4. Include a requirement to provide use approval by the county Environmental Resource Management (ERM) Department for uses that are Permitted by Right prior to building permit approval. This provision will allow reviewers to enforce environmental regulations that the use may be subject to such as well protection. All other approval processes such as Class A Conditional Use or DRO already provide an opportunity for multiple agencies, including ERM, to review the application.

**a. Definition**

An establishment that provides washing, drying, dry-cleaning, or ironing services or machines ~~for hire~~ to be used by customers on the premises, or that is engaged in providing laundry and dry cleaning services ~~with customer drop-off and pick-up~~.

**a. CN District**

~~Shall not exceed 3,000 square feet of GFA.~~ **[Relocated to Zoning District - CN, below]**

**b. Typical Uses**

A Laundry Service may include but is not limited to coin laundry establishments, laundromats, neighborhood cleaners and dry cleaners, and industrial cleaning facilities serving commercial cleaners or the hospitality industry.

**c. Approval Process**

1) In all commercial zoning districts including Commercial pod of PIPD and PUD, where the use is allowed, the use may be:

- a) Permitted by Right if less than 3,000 square feet of GFA.
- b) Allowed subject to DRO Approval if less than 5,000 square feet of GFA.

2) **Industrial Districts, Except Commercial Pod of a PIPD**

May be allowed subject to DRO approval if less than 15,000 square feet of GFA.

**d. Zoning District - CN**

~~The use shall not exceed 3,000 square feet of GFA.~~ **[Relocated from CN District, above]**

**b. CC District and Commercial Pod of a PUD**

~~Shall not exceed 5,000 square feet of GFA.~~

**c. TMD and LCC Districts**

~~A laundry service shall not exceed 3,000 square feet of a GFA.~~ **[Ord. 2010-005]**

**d. Approval**

~~A laundry service over 15,000 square feet shall require approval of a Class A conditional use or requested use, whichever is applicable.~~

**e. Zoning Districts - Industrial Except Commercial Pod of a PIPD**

1) The use shall be limited to facilities serving the hospitality industry and commercial cleaner centers; and,

2) Shall not include customer drop-off or pick-up on-site, or utilize customer-operated machinery.

**f. Business Vehicles**

Shall not be parked or stored in required parking spaces.

**g. Environmental Approval**

Prior to issuance of a building permit, Laundry Service Permitted by Right shall provide documentation demonstrating that the use is approved by ERM.

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
(Updated 12/14/16)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26

<b>Reason for amendments to Laundry Service in the Use Matrix:</b> [Zoning]
5. Indicate the most restrictive approval process in the Use Matrix by changing Permitted by Right or DRO to Class A Conditional use in CC, CG, IL, IG, Zoning Districts, Infill Redevelopment Area (IRO) with CL and CH FLU designations MUPD with CL and CH FLU designation, MXPDP with CH FLU designation, Industrial Light and Commercial pods of PIPD, LCC with CL and CH FLU designation, Neighborhood Center (NC) of Traditional Neighborhood Development (TND), and Urban/Suburban, Exurban/Rural and Agricultural Tiers of Traditional Marketplace Development (TMD). New standards allow the use to be subject to a lesser approval process when the square footage is less than 15,000 square feet.
6. Remove the use from districts that do not support the commercial or industrial use being open to the public, including RVPD, MHPD, and CHO.
7. Add the use to MUPD with Industrial (IND) FLU designation and General Industrial (IND/G) pod of PIPD subject to Class A Conditional Use approval, to support industrial-scale Laundry Service that serves commercial businesses and the hospitality industry.

**141.Live/Work**

<b>HISTORY:</b> The Live/Work use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and Supplementary Use Standards were amended by Ord. 2010-005.
<b>Reason for amendments:</b> [Zoning]
1. This use is redundant to other uses established in the Code, and incorrectly establishes a limitation that is better addressed through Building Code, whereas the latter would limit the collocation of certain uses within the same space (e.g. you would not likely be permitted to have a loft apartment in the same space as a Restaurant).

~~Live/Work — a mixed use consisting of one residential dwelling unit collocated with any permitted non-residential use pursuant to the applicable zoning district, where permitted by the Florida Building Code. [Ord. 2010-005]~~

**a. Mixed Use Designation**

~~The residential unit shall be counted as density with no limit on maximum square footage, and the non-residential use shall be counted as building square footage. Both shall comply with the allowable density and FAR permitted in the Zoning district. [Ord. 2010-005]~~

**b. Final Site Plan**

~~To ensure compliance with parking, concurrency and building code requirements, among others, the square footage for both the residential unit and the non-residential use shall be clearly indicated on the Final Site Plan for each live/work unit. [Ord. 2010-005]~~

**c. Residential Limitations**

~~Non-residential uses or other similar activities other than home office shall be prohibited within the residential unit portion. [Ord. 2010-005]~~

<b>Reason for amendments to Live/Work in the Use Matrix:</b> [Zoning]
2. Use has been deleted, see Reason above.

**8222. Marine Facility Marina**

<b>HISTORY:</b> The Marina use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and Supplementary Use Standards were amended by Ord. 1999-037, 2003-067, 2009-040, and 2010-005.
<b>Reason for amendments:</b> [Zoning]
1. The use was relocated from Recreation Uses, ULDC Supp. 20 Art.4.B.1.A.82, Marine Facility to Commercial Use Classification.
2. Revise definition to: <ul style="list-style-type: none"> <li>• Partially relocate typical uses to a new Supplementary Use Standard for clarification purposes;</li> <li>• Clarify uses are related to the boating public. Boatyards are commonly industrial in nature and may adversely impact surrounding areas; and</li> <li>• Relocate <i>Boat Facility Siting Plan</i> language. The threshold of slips for Marina is not an element of the definition but a Supplementary Use Standard.</li> </ul>
3. Relocate <i>Boatel Units</i> Supplementary Use Standard.

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**. .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT J

COMMERCIAL USES  
SUMMARY OF AMENDMENTS

(Updated 12/14/16)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

- a. Definition**  
A commercial ~~facility establishment~~ related to boating, located on a navigable waterway. ~~Typical uses include boat docks, marinas, boatyards, yacht clubs, charter boat operations, and boatels.~~ **[Partially relocated to new Standard b, Typical Uses or Activities, below]** ~~Any marine facility with five or more slips shall comply with the Boat Facility Siting Plan of the Palm Beach County Manatee Protection Plan. [Ord. 2009-040]~~ **[Relocated to Standard e, Boat Siting Facility, below]**
- b. Typical Uses or Activities**  
A Marina may include, but is not limited to servicing, fueling, pumping-out, chartering, launching, dry-storage of boats and boating equipment, dockage, yacht clubs, charter boat operations, and boatels. **[Partially relocated from Standard a., Definition, above]**
- a. Boatel Units**  
~~A boat used as a hotel or motel unit. The total number of units shall be prorated on the basis of one for using 1,000 square feet of dry land for each unit.~~ **[Partially relocated to Standard d, Boatel Units, below]**
- bc. Setbacks**  
Dry storage of boats and other ~~m~~Marina related uses may be setback zero feet from the water's edge.
- ed.a. Boatel Units**  
~~A boat used as a hotel or motel unit. The total number of units shall be prorated on the basis of one unit per 1,000 square feet of dry land.~~ **[Partially relocated from Boatel Units, above]**
- de. Boat Facility Siting Plan**  
~~Any marine facility with five or more slips shall comply with the Boat Facility Siting Plan of the Palm Beach County Manatee Protection Plan. [Ord. 2009-040]~~ **[Relocated from Definition, above]**

28  
29  
30

**8623. Medical or Dental Office**

<b>Reason for amendments to Marina in the Use Matrix:</b> [Zoning]
4. Delete the approval process from Commercial High Office (CHO) Standard Zoning District, MUPD Zoning District with CHO FLU and MXPD Zoning District with CHO FLU. The CHO district is primarily intended for business and professional office parks.
5. Delete the approval process from IRO Zoning District with a CL FLU designation. Marinas are considered too intense in the CL FLU and therefore the use is being eliminated from all CL FLUs in all zoning districts for consistency.
6. Change the approval process from a Class B Conditional Use to Class A Conditional Use in the General Commercial (CG) Zoning District for consistency with MUPD Zoning District with a CH FLU.

31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47

- a. Definition**  
An establishment where patients, who are not lodged overnight, are admitted for examination, elective surgical care, immediate but not emergent care or treatment by persons practicing any form of healing or health-building services whether such persons be medical doctors, chiropractors, osteopaths, podiatrists, naturopaths, optometrists, dentists, or any such profession, the practice of which is lawful in the State of Florida. **[Ord. 2005 – 002] [Ord. 2010-009] [Ord. 2011-001] [Ord. 2011-016]**
- b. Typical Uses**  
A Medical or Dental Office may include, but is not limited to, an Ambulatory Surgical Center or Urgent Care Center.
- c. INST FLU Designation**  
A Medical or Dental Office may be allowed subject to DRO approval, within the boundaries of the following five site specific FLUA amendments: [Ord. 2011-001] [Ord. 2012-027] **[Relocated from INST FLU Designation, below]**
  - 1) SCA 2005-027, Linton/Jog Institutional, Ord. 2006-005; [Ord. 2012-027] **[Relocated from INST FLU Designation, below]**

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT J

COMMERCIAL USES  
SUMMARY OF AMENDMENTS

(Updated 12/14/16)

- 2) ~~SCA 2008-015, Jog/Joe Delong Institutional, Ord. 2008-005; [Ord. 2012-027]~~  
[Relocated from INST FLU Designation, below]
- 3) ~~SCA 2009-002, Atlantic/Sims Medical Office, Ord. 2009-008; [Ord. 2012-027]~~  
[Relocated from INST FLU Designation, below]
- 4) ~~LGA 2010-014, Suess Institutional (Southern & Seminole Pratt and Whitney), Ord. 2010-031; and, [Ord. 2012-027]~~ [Relocated from INST FLU Designation, below]
- 5) ~~LGA 2012-002, Agriculture Reserve Boynton Beach, Ord. 2012-017. [Ord. 2012-027]~~ [Relocated from INST FLU Designation, below]

**ad. CN Zoning Districts – CN, CLO and CHO**

May ~~be Permitted by Right when not exceeding exceed~~ 3,000 square feet of GFA ~~if approved as a Class A conditional use.~~

**be. Ambulatory Surgical Center**

Ambulatory surgical centers licensed by the Florida Agency for Health Care Administration (AHCA), under the authority of F.S. Chapter 395, Part 1, and FAC Chapter 59A-5, limited to the provision of elective same day surgical care, where patients are ambulatory. [Ord. 2005-041]

**1) Floor Building Area**

a) An ambulatory surgical center up to 10,000 square feet of GFA may be ~~permitted allowed~~ subject to the approval process for a ~~mMedical~~ or ~~dDental~~ ~~oOffice~~. [Ord. 2005-041]

b) An ambulatory surgical center greater than 10,000 square feet of GFA ~~may is~~ only ~~be allowed permitted~~ in developments with a CH FLU designation, subject to ~~BCC approval as a Class A or Requested Use~~ Conditional Use approval. [Ord. 2005-041]

**2) Elective Surgical Care**

Ambulatory surgical centers must not be designed to accept patients requiring emergency care, including the provision of ambulance drop off areas; however, ambulatory surgical centers may be ~~permitted allowed~~ to incorporate ambulance loading zones and related emergency facilities necessary to address any complications that may arise during normal procedures, as required by AHCA or Florida Statute. [Ord. 2005-041]

**c. INST FLU Designation**

~~A medical or dental office may be permitted subject to DRO approval, within the boundaries of the following five site specific FLUA amendments: [Ord. 2011-001] [Ord. 2012-027]~~ [Relocated to Standard c., INST FLU Designation, above]

- 1) ~~SCA 2005-027, Linton/Jog Institutional, Ord. 2006-005; [Ord. 2012-027]~~ [Relocated to Standard c.1), INST FLU Designation, above]
- 2) ~~SCA 2008-015, Jog/Joe Delong Institutional, Ord. 2008-005; [Ord. 2012-027]~~ [Relocated to Standard c.2), INST FLU Designation, above]
- 3) ~~SCA 2009-002, Atlantic/Sims Medical Office, Ord. 2009-008; [Ord. 2012-027]~~ [Relocated to Standard c.3), INST FLU Designation, above]
- 4) ~~LGA 2010-014, Suess Institutional (Southern & Seminole Pratt and Whitney), Ord. 2010-031; and, [Ord. 2012-027]~~ [Relocated to Standard c.4), INST FLU Designation, above]
- 5) ~~LGA 2012-002, Agriculture Reserve Boynton Beach, Ord. 2012-017. [Ord. 2012-027]~~ [Relocated to Standard c.5), INST FLU Designation, above]

<b>Reason for amendments to Medical or Dental Office in the Use Matrix: [Zoning]</b>	
3.	Change the approval process in CN, CLO and CHO to Class A Conditional Use approval. The Use Matrix identifies the most restrictive approval process.
4.	Change the approval process from DRO Approval to Permitted by Right in the IRO with a CH and CHO FLU Designations. Medical or Dental Office uses are the least intense use of the health related uses and is appropriately located in commercial districts.

(This space intentionally left blank)

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
(Updated 12/14/16)

**24. Microbrewery**

**BACKGROUND/SUMMARY**

Microbrewery is a new use in the Code. Interest has increased in Palm Beach County for the opportunity for the small-scale manufacturing and processing of alcoholic beverages with the ability for limited consumption on-site. Small-scale breweries have been considered to assist with the community, economic and social development of municipalities and counties increasing tourism and economies.

The Unified Land Development Code (ULDC) does have similar uses that may be utilized for the Microbrewery use. Under current regulations, in order for the use to be allowed in commercial or industrial districts, the use of Flex Space, Cocktail Lounge or Restaurant is required. However the production of alcohol could also be considered an industrial use, Manufacturing and Processing which would not allow the retail sales of alcohol (unless utilizing Flex Space in certain districts). A Microbrewery business model does not fit neatly into either use and Flex Space is limited in where the use may be allowed.

**RESEARCH/FINDINGS**

Staff reviewed several ordinances from other jurisdictions in Palm Beach County and Florida, and other States, including but not limited to, Colorado, North Carolina and Michigan that have added definitions and regulations for small-scale alcohol production. Research also consisted of inquiries to the Brewer's Association and the American Planning Association (APA). Staff also conducted site visits to several Microbreweries in the area including West Palm Beach (Accomplice Brewery), City of Stuart (Vine and Barley, Longneck Brewery) and Village of Tequesta (Tequesta Brewing Company). Preliminary research indicates definitions and regulations can vary. However, common regulations do focus on storage, size of the facility and proximity to sensitive uses.

In conclusion, staff is proposing the use to be allowed in commercial, mixed use and industrial districts with regulations to ensure compatibility, mitigation to potential adverse impacts and to encourage the new business model.

**Reason for amendments:** [Zoning]

1. Establish new Microbrewery use to encourage small business related to industry trends in the production and on-site consumption of craft or specialty beer.
2. Establish thresholds to allow for smaller Microbreweries to be administratively approved, as these facilities are less apt to result in adverse impacts to adjacent uses due to limited ability to produce or store large quantities of supplies or products, and can otherwise easily be accommodated within commercial or industrial districts.
3. Establish standards to allow for limited tasting and accessory food service in industrial districts where the industry is most likely to locate, and further establish that when located in commercial districts the use includes retail sales and taprooms, but may also include Lounges and Restaurants as needed.
4. Establish standards to further define taproom limitations, which may include beverages other than beer, to ensure the use does not become a Lounge.
5. Where limited to taprooms, the use would not be subject to normal separation distances typically required for the more intense Lounge use, with exception to neighborhood-oriented commercial districts, or as otherwise required by Florida law.

**a. Definition**

An indoor establishment engaged in the production and packaging of alcohol for distribution, wholesale or retail on or off premise.

**b. Approval Process**

- 1) A Microbrewery limited to 5,000 square feet of GFA, where allowed in Commercial and Mixed Use Zoning Districts, may be Permitted by Right; or,
- 2) A Microbrewery located in the CG Zoning District or in a TDD or PDD with a CH FLU designation, may be Permitted by Right when in compliance with the separation distance below.

**c. Zoning Districts – Commercial and Mixed Use Zoning Districts**

Where permitted, Microbreweries shall be subject to the following:

**1) Commercial Districts**

No more than 50 percent of the total GFA shall be used for brewery manufacturing or production, including packaging with the balance consisting of office, retail sales and taprooms, or other permitted collocated uses.

**2) Industrial Districts**

No more than 30 percent of the total GFA shall be used for accessory office, retail sales, or taprooms.

**d. Accessory Uses - Taproom**

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
(Updated 12/14/16)

A Microbrewery where allowed in industrial zoning districts, FLU and Pods, excluding the Commercial Pod of a PIPD, may include a taproom, subject to the following:

- 1) A taproom shall be limited to the purchasing or consumption of alcoholic beverages produced on-site;
- 2) Guest taps, consisting of alcohol not produced on-site, may be allowed in conjunction with a tap room not to exceed 30 percent of the number of taps or on-site production;
- 3) Food service may be permitted; and,
- 4) Hours of operation shall be limited from 5 p.m.-10 p.m. weekdays and 11 a.m.-10 p.m., weekends.

**e. Separation Distance**

- 1) A Microbrewery with accessory taproom shall not be located within 500 feet from a School as required by F.S. 562.45, as periodically amended.
- 2) A Microbrewery in a MUPD with a CL FLU designation shall be separated a minimum of 750 feet from another Microbrewery.

**Reason for amendments to Microbrewery in the Use Matrix:** [Zoning]

6. Add the use to the CG, UC1, UC2 Zoning Districts; UI1, IRO with a CH FLU, COM Pod of a PUD, MUPD with a CL & CH FLU, MXPDP with a CH FLU, COM Pod of a PIPD, and LCC with a CH FLU as a Class A Conditional Use approval. The most restrictive is being identified in the Use Matrix as the Supplementary Use Standards would allow for a less restrictive approval.
7. Add the use to the IL, IG Zoning Districts and to MUPD with IND FLU, IND/L & IND/G Pods of a PIPD as a DRO approval.

**~~86. Monument Sales, Retail~~**

**HISTORY:** The Retail Monument Sales use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and Supplementary Use Standards were amended by Ord. 1999-037, 2003-067, 2009-040, and 2011-016.

**Reason for amendments:** [Zoning]

1. Delete Retail Monument Sales use as the concept of sales is already addressed in the Code by Retail Sales use. The use will be identified as a "typical use" to Retail Sales. A Supplementary Use Standard will be established to address outdoor storage and display.

~~An establishment primarily engaged in the retail sale of monuments, such as headstones, footstones, markers, statues, obelisks, cornerstones, gargoyles and ledges, for placement on graves, including indoor or outdoor storage.~~

**Reason for amendments to Retail Monument Sales in the Use Matrix:** [Zoning]

2. Delete Retail Monument Sales use as the concept of sales is already addressed in the Code by Retail Sales use. The use will be identified as a "Typical Use" to Retail Sales.

**~~9425. Office, Business or Professional~~**

**HISTORY:** The Business of Professional Office use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and Supplementary Use Standards were amended by Ord. 1993-004, Ord. 1997-014, Ord. 1998-011, Ord. 2001-062 and Ord. 2003-067.

**Reason for amendments:** [Zoning]

1. Simplify the use definition by addressing Typical Uses as a separate standard.
2. Expand the list of Typical Uses by including other common businesses or facilities covered by this use definition.
3. Delete reference to Class A Conditional Use approval for Business or Professional Office in CL, CLO and CC Zoning Districts as the Use Matrix is reflecting the most restrictive approval process. The use standard is indicating now that the existing square footage limitations will allow the use to be Permitted by Right.

**a. Definition**

An establishment providing executive, management, administrative, or professional services, ~~but not involving medical or dental services or the sale of merchandise, except as an incidental use. Typical uses include property and financial management firms, employment agencies (other than day labor), travel agencies, advertising agencies, secretarial and telephone services, contract post offices, professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions; and business offices of private companies, utility companies, public~~

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
(Updated 12/14/16)

~~agencies, and trade associations.~~ [Partially relocated to Standard b, Typical Uses, below]

**b. Typical Uses**

~~A Business or Professional Office may include but is not limited to property and financial management firms; employment, travel, advertising, or real estate agencies; pay day lending offices, check cashing services and currency exchange agencies; contract post offices; professional or consulting services; and business offices of private companies, utility companies, public agencies, and trade associations.~~ [Partially relocated from Definition, above]

**ac. Maximum Floor Area Approval Process**

~~The use may be Permitted by Right if limited to the following:~~

~~1) CN District~~

~~1) A maximum of 10,000 square feet of GFA per parcel in the CN Zoning District, unless approved as a Class A conditional use.~~

~~2) CLO District~~

~~2) A maximum of 15,000 square feet of GFA per parcel in the CLO Zoning District, unless approved as a Class A conditional use.~~

~~3) CC District~~

~~3) A maximum of 20,000 square feet of GFA per parcel in the CC Zoning District, unless approved as a Class A conditional use.~~

4.	As a result of the deletion of Day Labor Employment Service use, some standards related to that use are consolidated under office. Clarify that employment agencies for temporary manual labor are subject to regulations to mitigate impacts on the surrounding areas. In addition, the prohibition of Business or Professional Office oriented to be Employment Agencies in the Westgate Community Redevelopment Area Overlay (WCRAO) is retained.
5.	Current provisions associated with temporary employment services look to prevent nuisances that may be caused by the use. Such standards do not allow outdoor loitering, waiting or seating areas. This amendment looks to provide an option to provide such areas subject to architectural requirements that help beautify the site and reduce the impact that these activities may cause.
6.	Delete standard that clarifies office is accessory to industrial zoning districts. A specific provision in the Supplementary Use Standards under this use clarifies when an office is not considered this use.
7.	Relocate standard that limits office to 1,500 square feet in the Lake Okechobee Scenic Trail Overlay to the provisions in Art. 3 that pertain to that overlay.

**d. Employment Agencies**

~~Business or Professional Offices that include employment agencies for temporary day or manual labor service for the construction, maintenance, agricultural or industrial trades, shall be subject to the additional standards:~~ [Partially relocated from Art. 4.B.1.A.41, Day Labor Employment Service]

~~1) Westgate Overlay~~

~~Shall be prohibited within the boundaries of the WCRAO, as per Table 3.B.14.E – WCRAO Sub-area Use Regulations.~~ [Partially relocated from Art. 4.B.1.A.41, Day Labor Employment Service]

~~2) Outdoor Activities~~

~~Outdoor loitering, waiting, or seating shall be prohibited on -site. Outdoor seating areas may be allowed provided the site includes one or more architectural focal points such as fountains, architectural shaded structures or gazebos.~~ [Partially relocated from Loitering, under Day Labor Employment Service]

~~b. IL an IG Districts~~

~~Limited to an accessory use only.~~

~~c. LOSTO~~

~~Within the LOSTO, an office limited to a maximum of 1,500 square feet of GFA and for the sole purpose of arranging nature or heritage based activities, such as bicycle tours and bus tours to natural, agricultural, or historic points of interest of the area, shall be allowed subject to approval of a Special Permit.~~ [Partially relocated to Art. 3.B.6.D, LOSTO, Lake Okechobee Scenic Trail Overlay, Accessory Office]

8.	Delete standard that limits General Retail and Personal Service uses to be accessory to Business or Professional Office and limited to ten percent of the Office GFA. Specific Provisions under Personal Services address the plan policy provision that limits the use to be accessory to office in the CLO and CHO FLU designation. In any other zoning district, where the uses are allowed, Personal Services and Retail Sales can coexist as collocated uses.
9.	Delete standard that addresses large scale office associated to corporate headquarters which have been addressed under Data and Information Processing part of the industrial use classification.

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT J

COMMERCIAL USES  
SUMMARY OF AMENDMENTS

(Updated 12/14/16)

10. Include a standard that clarifies when an office of a temporary nature or the space used for the administration or operation of a business shall not be confused with Business and Professional Office use. Specific standards in Art. 5. Supplementary Use Standards are provided to distinguish from this use.

~~d. Use Limitations~~

~~1) Accessory Uses~~

~~A general retail and personal service uses not exceeding ten percent of the GFA of the building may be allowed as an accessory use. All such uses shall be completely internal to the building and shall not have a separate external entrance or any exterior signage.~~

~~e. Office of an Industrial Nature~~

~~An establishment providing executive, management, or administrative support, but not involving medical or dental services, the sale of merchandise, or professional services (business or professional offices). Typical uses involve corporate headquarters or other similar offices whose function does not include frequent visits by the public or the provision of services.~~

e. Accessory Office

Business or Professional Office Supplementary Use Standards shall not apply to:

- 1) A temporary office in temporary structures associated with the construction of a building or real estate sales;
- 2) Areas of a building dedicated to the administrative operation of a use listed in the Use Matrix.

**Reason for amendments to Business of Professional Office in the Use Matrix:** [Zoning]

11. Change the approval process from Permitted by Right to Class A Conditional use in CN, CLO and CC Zoning Districts, to indicate the most restrictive approval process currently contained in the Supplementary Use Standards. The specific standard contains square footage thresholds in those zoning districts to allow the use subject to DRO approval. The threshold looks to promote the size of the use more consistent with neighborhood scale.

12. Change the approval process from DRO to Permitted by Right in the CH and CHO FLU designation of IRO as these zoning districts are intended to include mix use development for which Business or Professional Office is essential.

~~95. Parking Garage/Structure~~

**HISTORY:** The Parking/Garage Structure use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020).

**Reason for amendments:** [Zoning]

1. Delete and consolidate with Commercial Parking Lot as "Commercial Parking", with an emphasis on ensuring consistency of existing and revised Supplementary Use Standards that previously did not apply to Commercial Parking Garages.

~~A building or other structure that provides temporary parking for motor vehicles, for profit, where some or all of the parking spaces are not accessory to another principal use and subject to:~~

- ~~a. Article 6.A.1.D.18, Parking Structure Standards; and~~
- ~~b. Article 7.G.2.F, Parking Structures.~~

**Reason for amendments to Parking Garage/Structure in the Use Matrix:** [Zoning]

2. Use has been deleted, see Reason above.

(This space intentionally left blank)

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ]. ... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT J

COMMERCIAL USES  
SUMMARY OF AMENDMENTS

(Updated 12/14/16)

1  
2

**9626. Parking Lot, Commercial**

<b>HISTORY:</b> The Commercial Parking Lot use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and Supplementary Use Standards were amended by Ord. 2003-067.
<b>Reason for amendments:</b> [Zoning]
1. Revise definition to allow consolidation with deleted Commercial Parking Garage use by deleting term "lot" and replacing with "establishment", which encompasses both lots, garages, or other unanticipated structures.
2. Delete redundant prohibition on other uses. Additional uses may be collocated on the same site where permitted in the applicable district, subject to required Approval Process and Supplementary Use Standards.
3. Amend prohibition against Commercial Parking "adjacent" to residential uses by revising as follows: <ul style="list-style-type: none"> <li>▪ Delete term adjacent and replace with "within 200 feet" to address scenario's where residential may be separated by a R-O-W, or a narrow non-residential parcel which does not adequately buffer the residential use (e.g. a 25' or 50' wide lot would sever "adjacent").</li> <li>▪ Establish minimum standards for buffering.</li> <li>▪ Prohibit access from a local residential street. While many uses require or have frontage on Arterials or Collectors, this does not preclude secondary access points from Residential streets in all instances (e.g. an existing access point would not be permitted to be carried forward onto a new Development Order approval for Commercial Parking).</li> </ul>
4. Delete references to long trailers or vehicles in the Light Industrial (IL) Zoning district. The storage of trailers, commercial vehicles or equipment in Industrial districts would be allowed under the Contractor Storage Yard use classification.

3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

**a. Definition**

An establishment lot used for temporary parking or storage for motor vehicles as a principal use, for a fee, and subject to:

**a. Principal Use**

~~Parking spaces may be rented for daily parking. No other business of any kind shall be conducted on the lot, including repair, service, display, or storage of other goods, except mobile working and detailing.~~

**b. Proximity to Residential**

~~Commercial Parking A commercial parking lot shall not be located within 200 feet of on a parcel adjacent to a of land with a residential FLU designation or use district, except as follows:~~

- 1) The Perimeter Landscape Buffer along the applicable lot line complies with the minimum standards for a Type 3 Incompatibility Buffer; and,
- 2) Building openings used by vehicles and unglazed architectural openings shall not face a parcel of land with a residential FLU designation or use.

**c. Storage**

~~Long trailers storage of vehicles shall be permitted in the IL district if screened from view in accordance with the outdoor storage standards.~~

**c. Access**

Access from a Residential Street shall be prohibited.

<b>Reason for amendments to Commercial Parking Lot in the Use Matrix:</b> [Zoning]
5. Delete provision allowing for use within the Light Industrial (IL) Zoning district, as Commercial Parking is intended to accommodate automobiles, and the storage of commercial vehicles or equipment would fall under the Contractor Storage Yard use classification.
6. Delete from districts primarily intended to allow commercial uses that serve surrounding neighborhoods.

25  
26  
27

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
(Updated 12/14/16)

**9727. Pawnshop**

**HISTORY:** The Pawnshop use definition and Supplementary Use Standards were first referenced as part of the 2001 ULDC (Ord.2001-029). The definition and Supplementary Use Standards were amended by Ord. 2003-067, 2010-005, 2010-022, and 2011-016.

**Reason for amendments:** [Zoning]

1. Staff is not proposing any substantive changes to the Pawnshop use. The deletion of consignment activities is consistent with Florida Statute in that a “pawnbroker may also engage in the business of purchasing goods which includes consignment and trade.”

**a. Definition**

~~The An establishment location~~ at which a pawnbroker, as defined in F.S. §539.001(2)(i), does business. ~~Consignment activities are excluded from this definition.~~

**ab. Separation Distance**

Shall be located a minimum of 2,000 feet from another pawnshop.

**bc. Setbacks**

Shall be setback a minimum of 150 feet from any ~~property line abutting a parcel of land with a residential FLU designation or use or an area designated as residential by a Local Plan.~~

**cd. Hours of Operation**

Shall not be open to the public prior to 7:00 a.m. or later than 10:00 p.m. daily.

**Reason for amendments to Pawnshop in the Use Matrix:** [Zoning]

2. Staff is not proposing any approval process changes to the Pawnshop use.

**9828. Personal Services**

**HISTORY:** The Personal Services use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord. 1992-020). The definition and Supplementary Use Standards were amended by Ord. 2003-067 and Ord. 2011-016.

**Reason for amendments:** [Zoning]

1. Simplify Personal Services use definition by deleting language that relates to accessory retail sales as provisions in Art. 5, Supplementary Use Standards already establishes regulations that limit accessory uses to be limited to 30 percent of the principal use Gross Floor Area (GFA).

2. Simplify the use definition by addressing typical uses as separate standard and expand the list by including other common activities or facilities covered by this use definition. This amendment also includes the relocation of Music Schools as a typical use of a Vocational Institution.

3. Clarify provision that makes the use subject to Class A Conditional in the CN Zoning District when the GFA is above 3,000 sf. The Use Matrix is reflecting the most restrictive approval process while the standard is amended to indicate the use Permitted by Right when below the threshold. Neighborhood or community oriented zoning districts are expected to be within that square footage limitation unless issues are discussed at a public hearing.

4. Clarify the use is Permitted by Right accessory to Business or Professional Office as well as Medical or Dental Office in CLO and CHO Zoning Districts and MUPD and MXPD with CLO and CHO FLU designation. The square footage will be limited to the provisions for non-residential accessory uses as contained in Art. 5, to be limited to maximum 30% of the principal use, in this case office.

**a. Definition**

An establishment engaged in the provision of ~~frequently or recurrently~~ recurrent services of a personal nature, or, the provision of informational, instructional, personal improvement or similar professional services ~~which may involve limited accessory retail sale of products. Typical uses include art and music schools, beauty and barbershops, driving schools, licensed therapeutic massage studios, photography studios, and tanning salons.~~ [Ord. 2011-016] [Relocated to Standard b, Typical Uses, below]

**b. Typical Uses**

Personal Services may include but are not limited to art, music and driving schools, beauty salon, barbershops, licensed therapeutic massage studios, photography studios, spas, saunas, tattoo parlors, diet and weight reducing centers, pet grooming, and tanning salons. [Relocated from Definition, above]

**ac. Approval Process - CN and CLO Districts**

~~A maximum~~ The use may be Permitted by Right in the CN Zoning Districts, when limited to 3,000 square feet of GFA , unless approved as a Class A conditional use.

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
(Updated 12/14/16)

**d. Accessory Use**

Personal Service may be Permitted by Right as accessory to Business or Professional Office; or, Medical or Dental Office in CLO and CHO Zoning Districts and PDDs with CLO and CHO FLU designation.

**be. Sale or Dispensing of Controlled Substances**

The limited accessory retail sale of products does not include the sale or dispensing of controlled substances, unless in compliance with the requirements for Medical or Dental Office, or General Retail Sales. [Ord. 2011-016]

<b>Reason for amendments to Personal Service in the Use Matrix:</b> [Zoning]
5. Indicate the most restrictive approval process by changing from Permitted by Right to Class A Conditional Use in the CN Zoning District. Existing limitation in the square footage to 3,000 SF allows the use to be Permitted by Right in that Zoning District.
6. Delete the use from CHO Zoning Districts, MUPD and MXPD with CHO FLU designation. The Comprehensive Plan allows Personal Services in CLO and CHO FLU designation only as accessory use to office. The approval process change simply clarifies direction indicated by the Comprehensive Plan policies for Commercial Office Uses.

**100. Printing and Copying Services**

**HISTORY:** The Printing and Copying Services use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and Supplementary Use Standards were amended by Ord. 1998-011, 2009-040, 2010-005 and 2011-016.

<b>Reason for amendments:</b> [Zoning]
1. Delete Printing and Copying Services use as the concept of sales is already addressed in the Code by Retail Sales use. The use will be identified as a "typical use" to Retail Sales.

~~An establishment engaged in retail photocopy, reproduction, or blueprinting services.~~

**a. Flex Space**

~~This use shall be allowed as a flex space component pursuant to the applicable approval process indicated in Table 3.E.1.B—PDD Use Matrix, Table 4.A.3.A—Use Matrix, and pursuant to Article 5.B.1.C, Flex Space. [Ord. 2010-005]~~

<b>Reason for amendments to Printing and Copying Services in the Use Matrix:</b> [Zoning]
2. Delete Printing and Copying Services use as the concept of sales is already addressed in the Code by Retail Sales use. The use will be identified as a "typical use" to Retail Sales.

**107. Repair and Maintenance, General**

**HISTORY:** The General Repair and Maintenance use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020).

<b>Reason for amendments:</b> [Zoning]
1. Use is being split into new Light Repair and Maintenance and Heavy Repair and Maintenance to improve ease of use.

~~An establishment engaged in the repair and maintenance of motor vehicles or other heavy equipment or machinery, including automobiles, boats, motorcycles, personal watercraft and trucks, excluding paint and body work. [Partially relocated to Art. 4.B.2.C.29.a, Definition, under Heavy Repair and Maintenance]—Typical uses include vehicle repair garages, tune-up stations, glass shops, quick-lube, and muffler shops. [Partially relocated to Art. 4.B.2.C.30.a, Definition, under Light Repair and Maintenance]~~

**a. CC District**

~~A maximum of 5,000 square foot of GFA. [Ord. 2005—002] [Relocated to Art. 4.B.2.C.30.d, Zoning Districts – CN and CC District and Commercial Pod of PUD, under Light Repair and Maintenance]~~

**1) Use Limitations**

~~Limited to minor repairs and services including alignment and balancing, brake repair, air conditioning recharging and repair, automatic car wash (tunnel), washing, waxing, upholstery shops, and detailing shops may be permitted. General engine type repair including rebuilding or removing engines, transmissions, starters, alternators, radiators, air conditioners, compressors, and steam cleaning, auto paint~~

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT J

COMMERCIAL USES  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

~~and body shops, and transmission shops shall not be permitted.~~ [Partially relocated to Art. 4.B.2.C.29.b, Typical Uses, under Heavy Repair and Maintenance]

~~b. Enclosed Repair Activities~~

~~All repair and maintenance activities shall be conducted within an enclosed structure, except in the IL and IG districts, and PDDs with an IND-FLU designation. [Ord. 2005-002]~~

~~c. Storage~~

~~There shall be no outdoor storage of disassembled vehicles or parts except in the IL and IG districts, and PDDs with an IND-FLU designation. [Ord. 2005-002] [Partially relocated to Art. 4.B.2.C.29.g, Outdoor Parking or Storage, under Heavy Repair and Maintenance]~~

~~d. Industrial~~

~~In the IL and IG districts, and PDDs with an IND-FLU designation, outdoor storage and/or repair activities, shall be screened from view in accordance with the requirements of Art. 5.B.1.A.3.d, Industrial Districts. [Ord. 2005-002] [Partially relocated to Art. 4.B.2.C.29.e.1, Nuisances, under Heavy Repair and Maintenance]~~

~~e. Setbacks~~

~~No repair or maintenance building, structure or activity shall be conducted within 100 feet of any property line adjacent to a residential district, except in the WCRAO. In the WCRAO, no service bay door shall be located within 100 feet of any residential structure. [Ord. 2005-002] [Partially relocated to Art. 4.B.2.C.29.d, Setbacks, under Heavy Repair and Maintenance]~~

~~f. Bay Door Orientation~~

~~1) Residential~~

~~Service bay doors shall not face any residential district, FLU designation, or use, except as follows: [Ord. 2005-002] [Ord. 2014-025] [Partially relocated to new Art. 4.B.2.B.1, General Standards for Commercial Uses]~~

~~a) Bay doors facing to an arterial or collector street a minimum of 80 feet in width shall provide a R-O-W buffer upgraded to include a minimum six foot high landscape barrier. [Ord. 2014-025] [Partially relocated to new Art. 4.B.2.B.1, General Standards for Commercial Uses]~~

~~b) Bay doors facing a residential zoning district, FLU, or use may be allowed subject to one of the following standards: [Ord. 2014-025]~~

~~(1) If separated by a local commercial street, the R-O-W buffer shall be upgraded to include a minimum six foot high landscape barrier and a wall. [Ord. 2014-025] [Partially relocated to new Art. 4.B.2.B.1, General Standards for Commercial Uses]~~

~~(2) If separated by a parcel with a nonresidential use such as utilities, canal R-O-W, easements, FDOT or County drainage a minimum of 80 feet in width shall provide a Type 3 Incompatibility Buffer with double the number of trees and a two and one half foot high berm. [Ord. 2014-025] [Partially relocated to new Art. 4.B.2.B.1, General Standards for Commercial Uses]~~

~~2) Infill Redevelopment Overlay (IRO) and Priority Redevelopment Areas (PRAs)~~

~~Bay doors shall not be oriented towards perimeter streets. [Ord. 2010-005] [Ord. 2010-022]~~

~~g. No Loudspeakers~~

~~No outdoor speaker or public address system that is audible off-site shall be permitted. [Ord. 2005-002]~~

~~h. Vehicle Testing on Residential Streets~~

~~Vehicles shall not be tested off-site on residential streets. [Ord. 2005-002] [Partially relocated to Art. 4.B.2.C.29.e.2, Vehicle or Equipment Testing on Residential Streets, under Heavy Repair and Maintenance]~~

~~i. WCRA Overlay~~

~~Repair and maintenance, general uses are prohibited in the NR, NRM, and NG sub-areas, as outlined in Table 3.B.14.E, WCRAO Sub-area Use Regulations. [Ord. 2006-004] [Relocated to Art. 4.B.2.C.29.c, Overlays - WCRAO, under Heavy Repair and Maintenance]~~

~~j. Infill Redevelopment Overlay (IRO)~~

~~A repair and maintenance general use located on a parcel with a CH-FLU designation within the Core Transect Zone may be approved by the DRO. [Ord. 2010-005]~~

Reason for amendments to General Repair and Maintenance in the Use Matrix: [Zoning]
2. Use is being split into new Light Repair and Maintenance, and Heavy Repair and Maintenance to improve ease of use.

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].  
... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
(Updated 12/14/16)

**29. Repair and Maintenance, Heavy**

<b>Reason for amendments:</b> [Zoning]
1. Establish new Heavy Repair and Maintenance to clarify that types of repairs likely to generate adverse impacts to adjacent properties are limited to specific industrial or commercial districts.
2. Relocate deleted Auto Paint and Body use into this new use classification, due to similarities.
3. Provide additional clarification of types of vehicles or equipment repaired, and repair activities to improve ease of use for customers and staff.
4. Clarify standards for prohibitions on outdoor use or storage. Excessive parking of customer vehicles in required parking spaces, drive isles or abutting streets is a common Code Enforcement issue.
5. Consolidate and relocate Bay Door Orientation standards to Art.5.

**a. Definition**

*An establishment engaged in the repair and maintenance of automobiles, recreational vehicles, boats, motorcycles, personal watercraft; or the repair and maintenance of heavy equipment or machinery, commercial vehicles or trailers, marine vessels, or similar; or, media blasting, paint stripping, and paint or body work. [Partially relocated from Definition, under General Repair and Maintenance]*

**b. Typical Uses**

*Heavy Repair and Maintenance may include but is not limited to:*

- 1) *Machine shops, welding services, engine and transmission shops, radiator shops;*
- 2) *Paint or body shops, collision damage repairs and frame straightening, fiberglass repair, media blasting or paint stripping, powder coating, and steam cleaning;*
- 3) *Garages for general engine type repair including rebuilding, repairing or removing engines, transmissions, starters, alternators, radiators, air conditioners, compressors, brake systems, hydraulics, fuel systems, cooling systems, exhaust, electrical or electronic systems, propulsion systems, drive train, and steering systems; or, [Partially relocated from Use Limitations, under General Repair and Maintenance]*
- 4) *Any Light Repair and Maintenance Use, which involves any of the above or requires outdoor storage or activities.*

**c. Overlays – Westgate Community Redevelopment Area Overlay (WCRAO)**

*Heavy Repair and Maintenance uses are prohibited in the NR, NRM, NG and NC Sub-areas, as outlined in Table 3.B.14.E, WCRAO Sub-area Use Regulations. [Ord. 2006-004] [Partially relocated from WCRA Overlay, under General Repair and Maintenance]*

**d. Setbacks**

*No repair or maintenance building, structure or activity shall be allowed within 100 feet of a parcel of land with a residential FLU designation or use. [Relocated from Setbacks, under General Repair and Maintenance]*

**e. Nuisances**

**1) Enclosed Repair Activities**

*All repair and maintenance activities shall be conducted within an enclosed structure, except in the IL and IG districts, and PDDs with an IND FLU designation, where in compliance with Art. 5, Supplementary Standards for Outdoor Activities. [Ord. 2005 – 002] [Relocated from Bay Door Orientation and Industrial, under General Repair and Maintenance]*

**2) Vehicle or Equipment Testing on Residential Streets**

*Testing of vehicles or equipment shall be prohibited on residential streets. [Ord. 2005 – 002] [Partially relocated from Vehicle Testing on Residential Streets, under General Repair and Maintenance]*

**g. Outdoor Parking or Storage**

1) *The outdoor storage of disassembled vehicles, equipment or parts shall be prohibited, except in the IL and IG districts, and PDDs with an IND FLU designation. [Ord. 2005 – 002] [Partially relocated from Storage, under General Repair and Maintenance]*

2) *All vehicles or equipment shall be parked in designated storage areas, except for the following:*

- a) *Automobiles dropped off by customers may be temporarily parked in designated parking spaces, not to exceed a maximum of one 24-hour period; and,*
- b) *Automobiles placed for customer pickup may be temporarily parked in designated parking spaces, not to exceed a maximum of one 24-hour period.*

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
(Updated 12/14/16)

<b>Reason for amendments to General Repair and Maintenance in the Use Matrix:</b> [Zoning]
6. Use is being split into new Light Repair and Maintenance, and Heavy Repair and Maintenance to improve ease of use.

**30. Repair and Maintenance, Light**

<b>Reason for amendments:</b> [Zoning]
1. Establish new Light Repair and Maintenance to clarify that types of repairs less likely to generate adverse impacts to adjacent properties and allowances in additional commercial districts intended to provide services to surrounding neighborhoods.
2. Provide additional clarification of types of vehicles or equipment repaired, or repair activities to improve ease of use for customers and staff.
3. Clarify standards for prohibitions on outdoor use or storage. Excessive parking of customer vehicles in required parking, drive isles or abutting streets is a common Code Enforcement issue.
4. Consolidate and relocate Bay Door Orientation standards to Art.5.

**a. Definition**

*An indoor establishment engaged in the minor repair or maintenance of automobiles, light duty commercial vehicles rated one ton capacity or less, boats, motorcycles, personal watercraft, golf carts, mopeds, lawn mowers, major household appliances, or household furniture. [Partially relocated from General Repair and Maintenance, and Limited Repair Services, under General Repair and Maintenance]*

**b. Typical Uses**

*Light Repair and Maintenance establishments may include but are not limited to tune-up stations, glass shops, quick-lube stations, muffler shops, upholstery shops, tire installation and service, alignment shops, replacement of brake linings, and lawn mower repair and maintenance. [Partially relocated from General Repair and Maintenance]*

**c. Overlay – Westgate Community Redevelopment Area Overlay (WCRAO)**

*Light Repair Maintenance uses are prohibited in the NR, NRM, NG and NC Sub-areas, as outlined in Table 3.B.14.E, WCRAO Sub-area Use Regulations. [Ord. 2006-004] [Partially relocated from Art. 4.B.2.C.29.i, WCRA Overlay]*

**d. Zoning Districts – CN and CC District and Commercial Pod of PUD**

*Shall be limited to a maximum of 5,000 square feet of GFA. [Ord. 2005 – 002] [Partially relocated from CC District, under General Repair and Maintenance]*

**e. Accessory Use**

*Light Repair and Maintenance may be Permitted by Right as an accessory use to Heavy Repair and Maintenance.*

**f. Setbacks**

*No repair or maintenance building, structure or activity shall be allowed within 100 feet of any parcel of land with a residential FLU designation or use. [Relocated from Setbacks, under General Repair and Maintenance]*

**g. Nuisances**

**1) Enclosed Repair Activities**

*All repair and maintenance activities shall be conducted within an enclosed structure. [Ord. 2005 – 002] [Relocated from Bay Door Orientation and Industrial, under General Repair and Maintenance]*

**2) Vehicle or Equipment Testing on Residential Streets**

*Testing of vehicles, equipment or other similar shall be prohibited on residential streets. [Partially relocated from Vehicle Testing on Residential Streets, under General Repair and Maintenance]*

**h. Outdoor Parking or Storage**

**1) The outdoor storage of disassembled vehicles, equipment or parts shall be prohibited. [Ord. 2005 – 002] [Partially relocated from Storage, under General Repair and Maintenance]**

**2) All vehicles or equipment shall be stored in designated storage areas, except for the following:**

**a) Automobiles dropped off by customers may be temporarily parked in designated parking spaces, not to exceed a maximum of one 24-hour period; and,**

**b) Automobiles placed for customer pickup may be temporarily parked in designated parking spaces, not to exceed a maximum of one 24-hour period.**

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT J

COMMERCIAL USES  
SUMMARY OF AMENDMENTS

(Updated 12/14/16)

Reason for amendments to General Repair and Maintenance in the Use Matrix: [Zoning]
5. Use is being split into new Light Repair and Maintenance, and Heavy Repair and Maintenance uses to improve ease of use.

**40831.Repair Services, Limited**

**HISTORY:** The Limited Repair Services use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and Supplementary Use Standards were amended by Ord. 1993-004, 2003-067, 2005-002, and 2010-005.

Reason for amendments: [Zoning]
1. Revise definition and list of typical uses to clarify permitted repair services limited to minor items that occur within indoor spaces with no outdoor storage.
2. Deletion of references to golf carts, mopeds and lawnmowers recognizes that this industry in South Florida primarily serves commercial landscape services, or otherwise involves outdoor storage of inventory, spare parts, or other bulky goods. Also recognizes trends in increased size of golf carts and lawnmowers over those previously manufactured in decades past. The repair of these types of equipment or vehicles will be relocated to the new Light Repair and Maintenance category, to ensure that the approval processes or outdoor storage requirements are commensurate with the nature of the activity.
3. Revised definition of use allows for the deletion of the 10,000 gross floor area (GFA) threshold for the Community Commercial (CC) and other districts with a Commercial Low (CL) (e.g. Neighborhood Serving) future land use (FLU) designation.

**a. Definition**

An establishment engaged in the minor repair of personal apparel or household appliances, ~~furniture~~, and similar items, ~~excluding repair of motor vehicles~~. ~~Typical uses include apparel repair and alterations, small appliance repair, small motor repair (including golf carts, mopeds and lawn mowers), bicycle repair, clock and watch repair, and shoe repair shops.~~ **[Partially relocated to Standard b, Typical Uses, below]**

**b. Typical Uses**

Limited Repair Services may include but are not limited to apparel repair and alterations, small appliance repair (excluding major appliances such as washers and dryers, refrigerators, stoves and dishwashers), bicycle repair, clock and watch repair, and shoe repair shops. **[Partially relocated from Definition, above]**

~~**a. CC District and Districts with a CL FLU Designation**~~

~~A maximum of 10,000 square feet of GFA unless approved as Class A conditional or requested use. [Ord. 2005 – 002]~~

~~**c. Zoning Districts - b-CN District, Commercial Pod of PUD, and TND Neighborhood Center**~~

~~Shall be limited to a A maximum of 3,000 square feet of GFA.~~

~~**de. Enclosed Repair Activities**~~

~~All repair activities shall be conducted within an enclosed structure, ~~except in the IL and IG districts or PDDs with an IND FLU designation.~~ [Ord. 2005 – 002]~~

~~**e. Storage**~~

~~Outdoor storage shall be prohibited.~~

~~**d. Industrial**~~

~~In the IL and IG districts and PDDs with an IND FLU designation, outdoor storage and outdoor repair activities shall be screened from view in accordance with the requirements of Art. 5.B.1.A.3.d, Industrial Districts. [Ord. 2005 – 002]~~

~~**e. LCC District**~~

~~Repairs of motors such as golf carts, mopeds and lawn movers is prohibited. [Ord. 2010-005]~~

Reason for amendments to Limited Repair Services in the Use Matrix: [Zoning]
4. Delete use from the General Industrial (IG) Zoning district to recognize need to preserve those lands for Heavy Industrial or other similar uses, or to mitigate any adverse impacts between heavy truck traffic and potential for increased small vehicle traffic emanating from customers dropping off household goods. Note also, use is not currently permitted in the Heavy Industrial Pod of a Planned Industrial Park Development (PIPD), which is inconsistent with allowing in the IG district.

(This space intentionally left blank)

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
.... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
(Updated 12/14/16)

**10932 Restaurant, Type 1**

**HISTORY:** The Type 1 Restaurant use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and Supplementary Use Standards were amended by Ord. 1993-004, 1997-004, 2001-001, 2001-029, 2003-067, 2005-002, 2006-004, 2007-013, 2009-040, 2010-005, 2010-022, 2011-016 and 2012-027.

**Reason for amendments:** [Zoning]

1. Revise the definition to delete the traffic generation information and references to drive-thru lanes. Engineering Division reviews all traffic related issues (trips).
2. Establish the Accessory Alcohol Sales Supplementary Use Standard to clarify accessory alcohol sales. The licensing of types of sales is regulated by the State of Florida.

**a. Definition**

An establishment equipped to sell food and beverages in one of the following methods: drive-~~thru through~~ sales to patrons in automobiles for take-out who place orders through a window or remote transmission device; or sales to patrons for take-out or dining in, that includes three or more of the following: food or beverage choices are advertised on a menu board; countertop sales where payment is made prior to consumption; disposable containers and utensils; limited service dining facilities with no hostess or waiters; and self service or prepackaged condiments. ~~Traffic generation rates are normally in the range of 130 to 500 trips per day, per 1,000 square feet of GFA, or as otherwise identified by the Institute of Traffic and Engineering. Type I restaurants with drive through lanes generate visual impacts on the surrounding area as well as additional traffic in comparison to a Type I restaurant without a drive through. However, if in compliance with the exception criteria listed below the impacts can be mitigated. [Ord. 2006-004] [Ord. 2012-027]~~

**b. Approval Process**

**1) DRO Approval**

A Type 1 Restaurant without a drive-through where the use is allowed provided the GFA including outdoor dining areas does not exceed 5,000 square feet. **[Ord. 2006-004] [Ord. 2007-001] [Ord. 2007-013] [Ord. 2011-016] [Relocated from Approval Process Exemptions, below]**

**2) Permitted by Right**

A Type 1 Restaurant without a drive-through or located in an out parcel, may be Permitted by Right in any PDD or TDD with a commercial or institutional FLU designation, or Pod; the commercial or recreational pod of a PUD, MHPD or RVPD; and all commercial Zoning districts, provided the GFA including outdoor dining areas does not exceed 1,500 square feet. **[Ord. 2006-004] [Ord. 2011-016] [Relocated from Approval Process Exemptions, below]**

**c. Tier Specific - Exurban and Rural**

A Type 1 Restaurant shall comply with the following: **[Ord. 2009-040]**

- 1) Shall not be the sole use on the property; **[Ord. 2009-040]**
- 2) Shall be located in a MUPD or TDD; **[Ord. 2009-040]**
- 3) Shall not have direct ingress/egress to an adjacent arterial or collector R-O-W. Ingress/egress shall be from the interior of the overall vehicular circulation system for the development or interior streets, whichever is applicable; and, **[Ord. 2009-040]**
- 4) Shall comply with the design requirements outlined under Article 4.B.1.A.109.a.3), Exception. **[Ord. 2009-040] [Relocated from Exurban and Rural Tiers, below]**

**d. Zoning Districts – TMD and LCC**

A Type 1 Restaurant shall be limited to: **[Ord. 2005-002] [Ord. 2006-004] [Ord. 2009-040] [Ord. 2010-005]**

- 1) 5,000 square feet of indoor dining area, for a maximum of 6,500 square feet of GFA. **[Ord. 2005-002] [Ord. 2006-004] [Ord. 2007-001]**
- 2) Located in an outparcel or freestanding building; or **[Ord. 2005-002] [Ord. 2007-001]**
- 3) A drive-thru, unless it is located in the rear of a building, with access from an alley or the interior of a parking area, and is covered by a canopy or the second story of a building. **[Ord. 2005-002] [Ord. 2006-004] [Relocated from TMD and LCC Districts, below]**

**e. Accessory Alcohol Sales**

A Type 1 Restaurant may include the on-premise sale, service and consumption of alcoholic beverages as an accessory use.

**af. Location Criteria**

A Type 1 restaurant with a drive-through shall be subject to the following: **[Ord. 2006-004] [Ord. 2007-001]**

**1) Intersection Criteria**

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
... A series of four bolded ellipses indicates language omitted to save space.

# EXHIBIT J

## COMMERCIAL USES SUMMARY OF AMENDMENTS

(Updated 12/14/16)

1 A maximum of two Type ~~1~~ restaurants shall be permitted at an intersection in  
2 accordance with Art. 5.E.2.B, Intersection Criteria. [Ord. 2006-004]

3 **2) Separation Criteria**

4 A Type ~~1~~ restaurant shall be separated from any other Type ~~1~~ restaurant in  
5 accordance with Art. 5.E.2.C.2. [Ord. 2006-004] [Ord. 2009-040] [Ord. 2012-027]

6 **3) Exceptions**

7 **a) Design Criteria**

8 A Type ~~1~~ ~~R~~ restaurant may be exempt from the location criteria if the site is  
9 designed to: address the additional trips associated with a drive through  
10 restaurant; as well as enhance pedestrian circulation, safety and accessibility  
11 while limiting vehicular circulation using exemplary site design and architectural  
12 treatment that incorporates the following: [Ord. 2006-004] [Ord. 2012-027]

13 ~~(1a)~~ Drive through facilities, including queuing and by-pass lanes that run parallel  
14 and are visible from adjacent streets, shall provide additional landscaping to  
15 mitigate views of the vehicular use areas. [Ord. 2006-004] [Ord. 2012-027]

16 ~~(2b)~~ If located in a non-residential Planned Development District or a commercial  
17 pod, all the required parking spaces shall be located in close proximity to the  
18 restaurant that they serve. Required parking shall not be separated from the  
19 restaurant main entrance by a distance of more than 150 feet. The applicant  
20 may request an increase to this distance up to a maximum of ten percent of  
21 the dimensional requirement through a Type ~~1~~ Waiver; [Ord. 2006-004]  
22 [Ord. 2012-027]

23 ~~(3c)~~ If located in standard Zoning Districts and required by the Zoning Director,  
24 cross-access shall be provided to all abutting parcels that have Commercial  
25 FLU designation. If required, the cross-access easement shall be recorded  
26 prior to Final Approval by the DRO. The Zoning Director may elect not to  
27 require the cross-access easement based on review of the existing or  
28 approved use for the abutting property. [Ord. 2012-027]

29 ~~(4d)~~ Consideration shall be given to site design that promotes a safe pedestrian  
30 environment and addresses vehicular circulation and maneuvering. A  
31 restaurant located on a single parcel with a standard Zoning District is  
32 allowed continuous vehicular circulation: [Ord. 2012-027]

33 ~~(a4)~~ on all four sides of the building if the site is limited to only one access  
34 point to the subject property; or, [Ord. 2012-027]

35 ~~(b2)~~ on all three sides of the building if site is limited to two access points to  
36 the subject property. [Ord. 2012-027]

37 ~~(5e)~~ Landscape plans and architectural elevations shall be required as part of any  
38 application for a Conditional ~~or Requested~~ Use, or any DOA affecting the  
39 items listed herein. [Ord. 2006-004]

40 **b) MUPD**

41 Type 1 Restaurant located within an MUPD may be exempt from the Location  
42 Criteria of 1) Intersection Criteria, and 2) Separation Criteria, where in  
43 compliance with the following:

44 (1) Required Perimeter Landscape Buffers, where located between all Retail  
45 Gas and Fuel Sales use areas, including ingress/egress, and any R-O-W or  
46 parcel of land with a residential FLU designation or use, unless obstructed  
47 from view by other existing structures; and,

48 (2) Direct access from any perimeter R-O-W abutting the MUPD shall be  
49 prohibited. All access shall be from entrances established for the overall  
50 MUPD, and comply with minimum standards for ingress/egress, stacking,  
51 turn-lanes, and pedestrian connectivity.

52 

3. Delete the IL reference in the Supplementary Use Standard to be consistent with the Use Matrix. The Use Matrix prohibits the use in the IL Zoning District. Additionally, delete the reference to district specific requirements as the provision does not apply to other restaurant types.
--

53 ~~**b. Approval Process Exceptions**~~

54 ~~**1) DRO Approval**~~

55 ~~A Type 1 restaurant without a drive-through may be approved by the DRO in a district~~  
56 ~~where the use is permitted by Table 3.E.1.B, PDD Use Matrix, Table 3.F.1.F,~~  
57 ~~Traditional Development Permitted Use Schedule, Table 4.A.3.A, Use Matrix, in a~~  
58 ~~MUPD with a CL FLU designation, or in the UC or UI District, provided the GFA~~  
59 ~~including outdoor dining areas does not exceed 5,000 square feet. [Ord. 2006-004]~~  
60 ~~[Ord. 2007-001] [Ord. 2007-013] [Ord. 2011-016] [Partially relocated to Standard~~  
61 ~~b, Approval Process, above]~~

62 **Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT J

COMMERCIAL USES  
SUMMARY OF AMENDMENTS

(Updated 12/14/16)

~~2) Permitted by Right~~

~~A Type I restaurant without a drive-through or located in an out parcel, may be permitted by right in any PDD or TDD with a commercial or institutional FLU designation, Pod or Use Zone; the commercial or recreational pod of a PUD, MHPD or RVPD; or the IL and all commercial Zoning districts, provided: [Ord. 2006-004]~~

~~a) GFA including outdoor dining areas does not exceed 1,500 square feet; and [Ord. 2006-004] [Ord. 2011-016] [Ord. 2011-016]~~

~~b) All district specific requirements are addressed; [Ord. 2006-004] [Partially relocated to Standard b, Approval Process, above]~~

**eg. Major Intersection Criteria for CL FLU**

A Type 1 restaurant with a CL FLU designation shall comply with Article 5.E.1, Major Intersection Criteria, unless the restaurant meets the requirements of one or more of the following: Article ~~4.B.1.A.109.b.1) 4.B.2.C.32.b.1)~~, DRO Approval, Article ~~4.B.1.A.109.b.2) 4.B.2.C.32.b.2)~~, Permitted by Right, is located within a TMD, or complies with the design requirements outlined under Article ~~4.B.1.A.109.a.3) 4.B.2.C.32.e.3)~~, Exceptions. [Ord. 2006-004] [Ord. 2009-040]

~~d. TMD and LCC Districts~~

~~A Type I Restaurant shall not: [Ord. 2005-002] [Ord. 2006-004] [Ord. 2009-040] [Ord. 2010-005] [Relocated to Zoning Districts - TMD and LCC, above]~~

~~1) Exceed 3,000 square feet of GFA. An additional 1,500 square feet shall be permitted for outdoor dining areas, for a maximum of 4,500 square feet of GFA. An exception shall be permitted where food is served cafeteria or buffet style, to allow up to 5,000 square foot of indoor dining area, for a maximum of 6,500 square foot of GFA. [Ord. 2005-002] [Ord. 2006-004] [Ord. 2007-001] [Partially relocated to Standard d, Zoning Districts - TMD and LCC, above]~~

~~2) Be located in an outparcel or freestanding building; with exception to restaurants in a AGR TMD where food is served cafeteria or buffet style; or [Ord. 2005-002] [Ord. 2007-001] [Relocated to Standard d, Zoning Districts - TMD and LCC, above]~~

~~3) Have a drive thru, unless it is located in the rear of a building, with access from an alley or the interior of a parking area, and is covered by a canopy or the second story of a building. [Ord. 2005-002] [Ord. 2006-004] [Relocated to Standard d, Zoning Districts - TMD and LCC, above]~~

**eg. Outdoor Dining**

Shall comply with the principal structure setbacks.

**f. SR-7 EDO**

~~Drive through uses are prohibited. [Ord. 2010-022]~~

**g. Exurban and Rural Tiers**

~~A Type I Restaurant shall comply with the following: [Ord. 2009-040]~~

~~1) Shall not be the sole use on the property; [Ord. 2009-040]~~

~~2) Shall be located in a MUPD or TDD; [Ord. 2009-040]~~

~~3) Shall not have direct ingress/egress to an adjacent arterial or collector R-O-W. Ingress/egress shall be from the interior of the overall vehicular circulation system for the development or interior streets, whichever is applicable; and, [Ord. 2009-040]~~

~~4) Shall comply with the design requirements outlined under Article 4.B.1.A.109.a.3), Exception. [Ord. 2009-040] [Relocated to Standard c, Tier Specific - Exurban and Rural, above]~~

**h. Infill Redevelopment Overlay (IRO)**

~~A Type I restaurant located on a parcel with a CH FLU designation within the Core Transect Zone may be approved by the DRO. [Ord. 2010-005]~~

Reason for amendments to Type 1 Restaurant in the Use Matrix: [Zoning]

4. No changes to the approval process are being proposed.

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ]. ... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
(Updated 12/14/16)

**11433. Restaurant, Type #2**

**HISTORY:** The Type 2 Restaurant use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and Supplementary Use Standards were amended by Ord. 1993-004, 1997-004, 2001-001, 2001-029, 2003-067, 2005-002, 2006-004, 2007-013, 2009-040, 2010-005, 2010-022, 2011-016 and 2012-027.

**Reason for amendments:** [Zoning]

1. Revise the definition to delete the traffic generation information. Engineering Division reviews all traffic related issues (trips).
2. Delete a portion of Alcohol Sales Supplementary Use Standard as the State of Florida provides the regulatory framework to address alcohol licensing.
3. Establish Outdoor Dining standard to clarify the setback requirements.

**a. Definition**

An establishment with no drive-thru through, equipped to sell food and beverages, served and consumed primarily on the premises, that includes three or more of the following: host or hostess assists patrons upon entry; food and beverage choices are offered from a printed menu provided by wait staff at a table; orders are taken at the table; food is served on dishes and metal utensils are provided; and, payment is made after meal consumption. ~~Traffic generation rates are normally in the range of 90 to 130 trips per day, per 1,000 square feet of GFA or as otherwise identified by the Institute of Traffic and Engineering.~~ [Ord. 2006-004] [Ord. 2007-001]

**b. Approval Process – DRO Approval**

**1) CLO and CHO Districts; PDDs with a CLO or CHO FLU; TNDs NC**

*A Type 2 Restaurant less than 3,000 square feet of GFA per establishment including outdoor dining areas, may be approved by the DRO, provided the total of all Type 2 Restaurants do not exceed 30 percent of the GFA of the development. [Ord. 2006-036] [Ord. 2007-013] [Partially relocated from Use Limitations and Approval Process, below]*

**2) CHO District; and PDDs with a CHO FLU**

*If contained in an office, hotel or motel structure that does not exceed 30 percent of the GFA of the structure, or 5,000 square feet, whichever is less, may be approved by the DRO. [Ord. 2006-036] [Ord. 2007-013] [Partially relocated from Use Limitations and Approval Process, below]*

**3) CRE District; PDDs with a CL or CR FLU; PUD Commercial Pods and PIPD Commercial Use Zone**

*A Type 2 Restaurant less than 5,000 square feet of GFA per establishment, including outdoor dining areas, may be approved by the DRO. [Ord. 2006-036] [Ord. 2007-013] [Partially relocated from Use Limitations and Approval Process, below]*

**c. Zoning Districts - TND, TMD, and LCC**

*Take out windows designed for vehicular use are prohibited unless located in the rear of a building, with access from an alley or the interior of a parking area, and covered by a canopy or the second story of a building. [Ord. 2006-004] [Ord. 2006-036] [Ord. 2007-001] [Ord. 2010-005] [Partially relocated from TND, TMD, and LCC Districts, below]*

**ad. Accessory Alcohol Sales**

A Type # 2 Restaurant may include the on-premise sale, service and consumption of alcoholic beverages as an accessory use. ~~A Type II Restaurant with less than 150 seats that does not qualify for a 4COP/SRX license shall obtain a Special Permit prior to obtaining an alcoholic beverage license. The Special Permit shall be subject to the following restrictions: [Ord. 2006-004]~~

**1) Accessory Use**

~~Alcohol sales, service, and consumption shall not exceed 30 percent of receipts. An annual accounting of the restaurant receipts prepared by a Certified Public Accountant (CPA) shall be provided to the Zoning Division.~~

**2) Kitchen**

~~The restaurant shall have a full kitchen which shall remain open and serving full course meals while alcohol is being served.~~

**3) Floor Area**

~~A maximum of 30 percent of the floor area of the restaurant or number of seats, whichever is less, shall be devoted solely to alcohol sales.~~

**4) Special Permit Renewal**

~~The Special Permit shall be renewed annually.~~

**b. Use Limitations and Approval Process**

**1) DRO Approval**

~~a) CLO and CHO Districts; PDDs with a CLO or CHO FLU; TNDs NC~~

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT J

COMMERCIAL USES  
SUMMARY OF AMENDMENTS

(Updated 12/14/16)

~~A Type II Restaurant less than 3,000 square feet of GFA per establishment including outdoor dining areas, may be approved by the DRO, provided the total of all Type II Restaurants do not exceed 30 percent of the GFA of the development. [Ord. 2006-036] [Ord. 2007-013]~~ [Partially relocated to Standard b, Approval Process, above]

~~b) CHO District; and PDDs with a CHO FLU~~

~~If contained in an office, hotel or motel structure that does not exceed 30 percent of the GFA of the structure, or 5,000 square feet, whichever is less, may be approved by the DRO. [Ord. 2006-036] [Ord. 2007-013]~~ [Partially relocated to Standard b, Approval Process, above]

~~c) CRE District; PDDs with a CL or CR FLU; PUD Commercial Pods and PIPD Commercial Use Zone~~

~~A Type II Restaurant less than 5,000 square feet of GFA per establishment, including outdoor dining areas, may be approved by the DRO. [Ord. 2006-036] [Ord. 2007-013]~~ [Partially relocated to Standard b, Approval Process, above]

~~2) Catering Service~~

~~Catering may be permitted as an accessory use to a restaurant. Except in the IL district, the use of three or more delivery or service vehicles shall require DRO approval. [Ord. 2006-004] [Ord. 2006-036]~~

~~3)e. Accessory Take Out Service~~

~~Take out service is permitted may be allowed as an accessory use provided there are no vehicle take out windows that include exterior menu boards, queuing lanes or order services. [Ord. 2006-004] [Ord. 2006-036]~~

~~4) TND, TMD, and LCC Districts~~

~~Take-out windows designed for vehicular use are prohibited unless located in the rear of a building, with access from an alley or the interior of a parking area, and covered by a canopy or the second story of a building. [Ord. 2006-004] [Ord. 2006-036] [Ord. 2007-001] [Ord. 2010-005]~~ [Relocated to Standard c, Zoning Districts - TND, TMD and LCC, above]

~~f. Outdoor Dining~~

~~Shall comply with the principal structure setbacks.~~

Reason for amendments to Type 2 Restaurant in the Use Matrix: [Zoning]  
4. No changes to the approval process are being proposed.

~~113. Retail Sales, Auto Accessories and Parts~~

**HISTORY:** The Auto Accessories and Parts Retail Sales use definition and Supplementary Use Standards were first referenced as part of the 2001 Ordinance (Ord.2001-028). The definition and Supplementary Use Standards were amended by Ord. 2003-067, 2009-040, 2010-005, 2010-022, and 2011-016.

Reason for amendments: [Zoning]  
1. Delete Auto Accessories and Parts Retail Sales use as the concept of sales is already addressed in the Code by Retail Sales use. Staff is proposing to consolidate this use into General Retail Sales and will be identified as a "typical use" to Retail Sales.

~~An establishment providing retail sales of auto accessories and parts.~~

~~a. Architecture~~

~~Stand alone or freestanding auto accessory and parts stores contiguous to a public street or residential zoning district shall comply with Article 5.C, DESIGN STANDARDS.~~

~~b. Disposal of Motor Oil~~

~~Auto part stores shall provide an oil recycling drum or other device for the disposal of motor oil, as prescribed by the U.S. Environmental Protection Agency (EPA).~~

~~c. LCC District~~

~~Sales shall be limited to 3,000 square feet GFA provided that the use is not located in a freestanding building and shall not have outdoor storage or any installation of vehicle parts in the main streets or parking lots. [Ord. 2010-005]~~

Reason for amendments to Retail Sales, Auto Accessories and Parts in the Use Matrix: [Zoning]  
2. Staff is proposing to consolidate this use into General Retail Sales.

(This space intentionally left blank)

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ]. ... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
(Updated 12/14/16)

**11434. Retail Sales, General**

**HISTORY:** The General Retail Sales use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and Supplementary Use Standards were amended by Ord. 1993-004, 1994-023, 1995-001, 1995-024, 1998-011, 1997-037, 2000-015, 2001-029, 2001-062, 2003-067, 2005-002, 2006-004, 2006-036, 2009-040, 2010-005, and 2010-022.

**Reason for amendments:** [Zoning]

1. Revise definition to partially relocate typical uses to a new standard. Typical uses reference is not a function of the definition. Consolidate several uses:
  - Relocate motorcycle and golf cart sales to Vehicle Sales and Rental. A separate Supplementary Use Standard will be established to clarify any additional regulations and approval process.
  - Create reference to the sale of building supplies and home improvement products under Typical Uses Standard to create some relationship with deleted "Building Supplies" use from this use classification.
  - Consolidate Auto Accessories and Parts, Convenience Store, Printing and Copying Services into Retail Sales use as a Typical Use.
  - Consolidate Retail Monument Sales into Retail Sales and establish a Supplementary Use Standard to exempt the use from Outdoor Storage and Activities per Art. 5. The use allowed outdoor display areas as a principal use and the standard ensures the allowance of that common business practice.
2. Delete the SR 7 Economic Development Overlay (EDO) standard as the Overlay is being deleted from the Comprehensive Plan. The SR 7 EDO has been annexed by the Village of Royal Palm Beach.

**a. Definition**

An establishment providing general retail sales or rental of goods, but excluding those uses specifically classified as another use type. ~~Uses include typical retail stores such as clothing stores, bookstores, business machine sales, food and grocery stores (excluding convenience stores), window tinting, marine supply sales (excluding boat sales), and pharmacies. Uses shall also include the sale of bulky goods such as household goods, lawn mowers, mopeds, motorcycles and golf carts. Retail establishments may include limited repair services for their products. For impact fee purposes, general retail also includes services such as entertainment, eating and drinking establishments, and personal services. [Ord. 2011-016] [Partially relocated to Standard b, Typical Uses, below]~~

**b. Typical Uses**

~~Retail Sales may include but are not limited to clothing stores, bookstores, business machine sales, food and grocery stores, window tinting, marine supply sales (excluding boat sales), auto accessories and parts, building supplies and home improvement products, monument sales, printing and copying, and pharmacies. Uses shall also include the sale of bulky goods such as household goods, lawn mowers, mopeds. [Partially relocated from Definition, above]~~

**dc. Zoning Districts**

**a.1) TND District**

In a Neighborhood Center, ~~general r~~**R**etail ~~s~~**S**ales shall not exceed 5,000 square feet of GFA per establishment.

**a)** ~~A Maximum of (40,000 square feet of GFA for a food store or 20,000 square feet of GFA for a food store when the TND is developed as part of a TTD).~~

**b)** In a multi-family building with more than 50 units, a "corner store" ~~is~~**may be** allowed, provided it does not exceed 1,000 square feet ~~of GFA~~ and is integrated into the building and at a corner location.

**b.2) TMD District**

**a)** ~~In a TMD, a single establishment S~~shall not exceed ~~the following:~~

**(1)** 100,000 square feet of GFA ~~per establishment~~ in the U/S tier;<sub>i</sub>

**(2)** 50,000 square feet of GFA ~~per establishment~~ in the Exurban and Rural tiers;<sub>i</sub> and<sub>i</sub>

**(3)** 65,000 square feet of GFA in the AGR.

**b)** A drive-thru facility for a drug store is allowed ~~subject to the following:~~

**(1)** ~~if~~ located in the rear of a building;<sub>i</sub>

**(2)** Access shall be from an alley, an interior parking area, or a street not designated as a Main Street;<sub>i</sub> ~~and,~~

**(3)** The drive-thru facility shall be covered by a canopy or the second story of a building. **[Ord. 2005 – 002]**

**c.3) CN District**

Shall be limited to a maximum of 3,000 square feet of GFA per ~~use establishment~~.

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**. .... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
(Updated 12/14/16)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29

- d. LOSTO**  
~~Shall be limited to specialty shops selling merchandise such as hand-crafted items, nature books, prepackaged meals, snacks, and non-alcoholic beverages for consumption off the premises, hiking supplies such as backpacks and walking sticks, and outfitters renting equipment for recreational use including bicycles, skates, canoes, and kayaks and 3,000 square feet of total floor area shall be allowed subject to approval of a Special Permit.~~ **[Relocated to Art. 3.B.6.E, LOSTO, Lake Okechobee Scenic Trial Overlay, Additional Standards for Retail Sales]**
- d. Outdoor Display Areas – Monument Sales**  
An outdoor display area for the retail sale of monuments, gravestones, markers, or headstones for placement on graves shall be exempt from the provisions in Art. 5.B.3, Outdoor Storage and Activities when located in a designated display area on the Final Site Plan.
- e. Fireworks**  
The retail sale or storage of fireworks as a principal use in any commercial district is prohibited.
  - 1) Exception**  
Temporary sale of sparklers, subject to a ~~s~~Special ~~p~~Permit.
- f. SR-7 EDO**  
~~Shall be prohibited as a principal use. [Ord. 2010-022]~~
- gf. Sale or Dispensing of Controlled Substances - Pharmacy**  
A pharmacy shall be subject to the following: **[Ord. 2011-016]**
  - 1) No more than 15 percent of the total number of prescriptions filled within a thirty (30) day period can be derived from the sale of controlled substances that are identified in Schedule II in accordance with F.S. § 893.03, and as further amended by F.S. § 893.035, 893.0355, or 893.0356, as determined by audits or information provided through the Florida Department of Health or any other government agency having the legal right to view such records. **[Ord. 2011-016]**

3.	Consolidate existing language from Kiosk to Retail Sales, to better recognize retail uses while establishing new provisions for Unmanned Retail Structures that may dispense ice and water, as well as structures that hold packages temporarily when they are in the shipping process.
4.	Allow the use when accessory to specific uses in the Industrial Zoning Districts, when the Unmanned Retail Structure may reasonably support, and is incidental to, the specified uses even when industrial districts.
5.	Clarify which Design Standards specifically apply to freestanding Unmanned Retail Structures, as they apply to both freestanding and in-line structures, in order to make it clear for applicants and staff how and when architecturally compatible design elements must be integrated.
6.	Utilize the existing language from the Kiosk use to determine the maximum building size and number of structures allowed per development or storefront.
7.	Ensure requirements that are addressed in alternative sections of the Code are not duplicated in the Supplementary Use Standards.
8.	Distinguish that Unmanned Retail Structures, when located within 15 feet of a principal structure, shall have different limitations on signage than freestanding structures that are limited through Art. 8, Signage, and specify the particular standards that apply to those structures.
9.	Clarify that total sign face area shall not exceed eight square feet, regardless of Wall Sign limitations in Art. 8, Signage, in order to limit total signage, based on the maximum total area of 100 square feet for each structure.

30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44

- f. Unmanned Retail Structure**  
An unmanned structure which stores or dispenses items for sale, rent, or customer pick up. **[Partially relocated from Art. 4.B.2.C.75, Kiosk]**
  - 1) Definition and Typical Uses**
    - a) Freestanding**  
Includes Unmanned Retail Structures that are not attached to a building and located further than 15 feet from the nearest principal structure.
    - b) In-Line**  
Includes Unmanned Retail Structures that are adjacent to, attached to, or located within 15 feet of a principal structure, and not separated by vehicular access drives.
  - 2) Accessory Use - Industrial Zoning Districts**  
May be allowed as an accessory use to Data and Information Processing, Research and Development, Government Services, or General Wholesaling.

**Notes:**  
Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT J

COMMERCIAL USES  
SUMMARY OF AMENDMENTS

(Updated 12/14/16)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

- 3) **Size**  
Shall not exceed 100 square feet. [Partially relocated from Art. 4.B.2.C.75, Kiosk]
- 4) **Number**  
Shall not exceed one per development. [Partially relocated from Art. 4.B.2.C.75, Kiosk]
- 5) **Design Standards**  
Shall not encroach any required site design elements, including but not limited to: drive aisles, easements, landscaping, parking spaces, and ADA paths.
  - a) **Freestanding**  
Shall achieve architectural compatibility with the other structures in the development, including texture, paint and similar building materials.
  - b) **In-Line**
    - (1) Shall be painted to match the wall color of the closest façade; and,
    - (2) Shall not exceed six feet in height; and,
    - (3) Shall not obstruct more than 20 percent of the windows or architectural glazing of an adjacent structure.
- 6) **Signage**
  - a) **Freestanding**  
Wall signs may be allowed for buildings that meet the requirements for Art. 5.C.1.H, Guidelines for Nonresidential Design Elements.
  - b) **In-Line**  
Shall be limited to a maximum of 20 percent of each side's facade of the structure, or a maximum of four square feet, per side, whichever is less.

<b>Reason for amendments to General Retail Sales in the Use Matrix:</b> [Zoning]
3. No changes to the approval process are being proposed.

25  
26  
27

**35. Rooming and Boarding House**

<b>HISTORY:</b> This use has been historically located under Hotel, Motel, SRO, and Rooming and Boarding House. The use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and Supplementary Use Standards were amended by Ord. 1993-004, Ord. 1999-037, Ord. 2003-067, Ord. 2006-004, Ord. 2006-036, Ord. 2007-013, 2010-005, 2010-022, Ord. 2011-016, 2014-031 and 2015-006.
<b>Reason for amendments:</b> [Zoning]
1. Remove Rooming and Boarding House from Hotel, Motel, SRO and Rooming and Boarding House and create a definition for Rooming House to identify the use operates in a Single Family dwelling structure only with no more than five guests.
2. Relocate existing standard from Hotel, Motel, SRO and Rooming and Boarding House that allows Boarding and Rooming Homes in Multifamily Residential (RM) Zoning District when located in High Residential (HR) FLU designation.
3. Add standard that allows a Single Family structure to be modified only when the building safety is involved or to make improvements to provide compatibility with surrounding structures. The proposed language allows such modifications to be interior, exterior or both to comply with Florida Building Code and Fire Rescue regulations.

28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42

- a. **Definition**  
A Single Family Residential dwelling with lodging for a maximum of up to five persons, where meals may or may not be regularly prepared and served, and facilities such as kitchen and bathrooms may be shared with other residents.
- b. **Zoning District**  
A Rooming and Boarding House shall only be allowed in the RM district with an HR FLU designation. [Partially relocated from Hotel, Motel, SRO, and Rooming and Boarding House]
- c. **Dwelling Modifications**  
Only exterior alterations necessary to assure safety of the structure or enhance the compatibility with the surrounding neighborhood. A Single Family dwelling may require structural or other modifications to ensure compliance with the applicable Building Code and Fire Rescue regulations.

<b>Reason for amendments to Rooming or Boarding House:</b> [Zoning]
4. Indicate Class A Conditional Use approval in the RM Zoning District. Currently, the Use Matrix shows that approval under Hotel or Motel use but the approval is only applicable to Rooming and Boarding therefore the approval is just relocated. The use is not proposed to be allowed in any other

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
 .... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
(Updated 12/14/16)

residential zoning district to avoid tentative introduction of non-residential uses in residential zoning districts due to possible conversion of the use to a more intense activity.

**42036 Self-Service Storage**

**HISTORY:** The Self-Service Storage use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and Supplementary Use Standards were amended by Ord. 1995-024, 1996-028, 1997-064, 1999-037, 2000-015, 2003-067, 2005-002, 2006-004, and 2011-001.

**Reason for amendments:** [Zoning]

1. Expand upon existing provisions recognizing two distinct types of Self Service Storage facilities, Limited Access facilities, which are typically air conditioned facilities comprised of smaller units located along internal corridors, with defined or secure external building access; and, Multi Access facilities which have individual external loading access points. While the uses will be split in the Use Matrix to improve ease of use, the Supplementary Use Standards will be retained under the general heading Self Service Storage, since most of the standards apply to both.
2. Correct scrivener's error that inadvertently implied that a Self Service Storage facility was allowed in Commercial Low Office and Commercial High Office FLU designation of an MUPD, which is inconsistent with the intended uses outlined in the Future Land Use Element (FLUE) of the Comprehensive Plan.
3. Establish new provisions to coincide with amendment to Use Matrix to allow Limited Access facilities in Commercial Pod of Planned Unit Development (PUD) or Neighborhood Center of Traditional Neighborhood Development (TND). Both districts are intended to allow for limited neighborhood serving uses for residents, which would reasonably include Self Service Storage needs for household goods.
4. Establish standards to clarify orientation of storage doors or interior advertising visible through exterior fenestration to continue prior efforts to mitigate adverse architectural appearance or potential for nuisance when storage units are being accessed.
5. Expand option to allow for use of buildings and walls in lieu of Incompatible Landscape Buffer requirements by recognizing need to allow for Fire Rescue emergency access points, which are typically requested thus creating conflicts with existing option.
6. Delete reference to Security Caretakers Quarters, which is already defined as a Collocated use where permitted.

**a. Definition**

A facility consisting of individual, self-contained units that are leased for the storage of business, household or other personal goods.

**1)a. Types Permitted**

Self Service Storage facilities may include but are not limited to Limited or Multi Access storage units, with or without Outdoor Storage areas, limited to the storage of personal or household goods, automobiles, recreational vehicles, boats, or personal watercraft, only, subject to the following: [Partially relocated from Storage Units, below]

**a4) Limited Access**

Limited Access, ~~which is a multi-storied self-service storage~~ Self Service Storage facility with limited access points from the exterior of the building to interior halls that serve individual storage units-bays.

**b2) Multi Access**

Multi Access, ~~storage which~~ is a one story Self Service Storage self-service ~~storage~~ facility with multi-access points from the exterior of the building to individual storage units-bays.

**b. Overlay – Westgate Community Redevelopment Area Overlay (WCRAO)**

Self-Service Storage is prohibited in the NR, NRM, NG and NC Sub-areas, as outlined in Table 3.B.14.E, WCRAO Sub-area Use Regulations. [Ord. 2006-004] [Relocated from WCRA Overlay, below]

**c. Zoning Districts – Commercial Pod of PUD or Neighborhood Center of TND**

Self Service Storage in Commercial Pods of a PUD or Neighborhood Center of a TND, shall be limited as follows:

- 1) Maximum of 50 percent of the overall GFA; and,
- 2) Multi-Access shall be prohibited; and,
- 3) Outdoor Storage shall be limited to a maximum of 30 percent of overall Self Service Storage building square footage.

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT J

COMMERCIAL USES  
SUMMARY OF AMENDMENTS

(Updated 12/14/16)

- 1 **d. Accessory Uses – Industrial Districts**
- 2 *Where permitted in Industrial districts, a Self Service Storage use may include accessory*
- 3 *retail use, limited to the rental and sale of retail items used for moving and storage, such*
- 4 *as hand trucks, cartons, tape and packing materials. [Ord. 2005-002] [Partially*
- 5 *relocated from General, Limitations, below]*
- 6 **e. Architecture**
- 7 **1) Storage Unit Door Orientation**
- 8 **a) First Floor Door Orientation**
- 9 *Storage unit doors shall not face a residential use or vacant parcel with a*
- 10 *residential FLU designation, or public street. [Partially relocated from General,*
- 11 *Door Orientation, below]*
- 12 **b) Door Orientation on the Second Story or Above**
- 13 *Limited Access storage unit doors and access points located on the second story*
- 14 *or above shall be oriented toward the interior of the site where fenestration is*
- 15 *used to allow visibility into interior corridors. [Partially relocated from*
- 16 *Supplemental Standards for Multi Access Facilities, Door Orientation and*
- 17 *Access, below]*
- 18 **2) Storage Access or Storage Unit Door Screening**
- 19 *Access points and storage doors shall be screened from all public streets, residential*
- 20 *uses or vacant parcels with a residential FLU designation, through the use of*
- 21 *buildings, walls, opaque vehicular gates which primarily remain closed, or other*
- 22 *similar barriers.*
- 23 **3) Fenestration**
- 24 *The use of fenestration purposely designed in conjunction with interior signage,*
- 25 *logos, lighting, or paint schemes intended to expand permitted exterior signage shall*
- 26 *be prohibited.*
- 27 **f. Landscaping – Incompatibility Buffer Screening Requirements**
- 28 *Where an incompatibility buffer is required, the minimum six foot screening requirement*
- 29 *may be waived, subject to the following:*
- 30 **1) Facades**
- 31 *The exterior facades of storage structures present an unbroken, wall-like appearance*
- 32 *when seen from adjacent lots and streets. [Relocated from Landscaping and*
- 33 *Buffering, Wall Option, Facades, below]*
- 34 **2) Wall**
- 35 *Separate storage structures are connected by a solid opaque wall to give the*
- 36 *appearance of structural continuity. This option may be permitted where Fire Rescue*
- 37 *may require access for emergency purposes upon demonstration that any required*
- 38 *gates are designed and constructed to provide the same visual barrier as the*
- 39 *required wall. [Partially relocated from Landscaping and Buffering, Wall Option,*
- 40 *Wall, below]*
- 41 **3) Access Isles**
- 42 *No aisle-ways or other vehicle access ways are located in the area between the*
- 43 *building and the adjacent property line. [Relocated from Landscaping and*
- 44 *Buffering, Wall Option, Access Isles, below]*
- 45 **g. Storage**
- 46 **1) Hazardous Materials Prohibited**
- 47 *The storage of flammable, hazardous or explosive materials, goods or products shall*
- 48 *be prohibited. [Partially relocated from General, Storage Units, below]*
- 49 **2) Outdoor Storage Standards**
- 50 *Outdoor storage shall be subject to the following:*
- 51 **a) Permitted Vehicles**
- 52 *Shall be limited to the storage of vehicles of the type customarily maintained by*
- 53 *households for personal use such as recreational vehicles or pleasure boats, or a*
- 54 *Home Occupation Vehicle. [Partially relocated from Art. 4.B.2.C.36.b.6),*
- 55 *Outside Storage]*
- 56 **b) Location**
- 57 *The storage shall occur only within a designated area. [Relocated from Art.*
- 58 *4.B.2.C.36.b.6)a), Location (Related to Outside Storage)]*
- 59 **c) Storage Area**
- 60 *The storage area shall not exceed 50 percent of the lot area. [Relocated from*
- 61 *Art. 4.B.2.C.36.b.6)b), Storage Area (Related to Outside Storage)]*
- 62 **d) Screening**
- 63 *The storage area shall be completely screened from view from adjacent*
- 64 *properties and public streets by landscaping, fences, walls or buildings.*

**Notes:**

Underlined indicates *new* text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be *deleted*. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
 .... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
**(Updated 12/14/16)**

[Partially relocated from Art. 4.B.2.C.36.b.6)c), Screening (Related to Outside Storage)]

**e) Mobility**

All vehicles and trailers shall be licensed for use on public streets. Other vehicles, including recreational vehicles, boats and personal watercraft, shall be stored on wheeled trailers. [Partially relocated from Art. 4.B.2.C.36.b.6)a), Location (Related to Outside Storage)]

**f) Repair Prohibited**

*Vehicle repair shall be prohibited.* [Relocated from Art. 4.B.2.C.36.b.6)e), Repair (Related to Outside Storage)]

**h. Supplemental Circulation Standards for Multi-Access Facilities** [Partially relocated from Supplemental Standards for Multi-Access Facilities, below]

**1) Interior**

*The minimum width of aisle ways between storage structures shall be 20 feet for one-way traffic, and 30 feet if two-way traffic.* [Relocated from Supplemental Standards for Multi-Access Facilities, Circulation, Interior, below]

**2) Flow**

*Traffic flow patterns in aisle ways shall be clearly marked. Markings shall consist at a minimum of standard directional signage and painted lane markings with arrows.* [Relocated from Supplemental Standards for Multi-Access Facilities, Circulation, Flow, below]

**i. Business Uses Prohibited**

Businesses shall be prohibited from operating within any Self Service Storage facility or storage unit or Outdoor Storage area, except as follows:

**1) Storage of Business Goods**

*A storage unit shall not be used to store inventory, equipment or material required on a daily or recurring basis necessary for a business trade or occupation.* [Partially relocated from General, Storage Units, below]

**2) Home Occupation Vehicles**

A maximum of one business related vehicle per storage customer a maximum of 8,000 pounds curb weight may be stored in a Multi Access storage unit or Outdoor Storage area.

**~~b. General~~**

~~All self-service storage uses shall comply with the following:~~

~~**1) Location**~~

~~A self-service storage facility located in a CL-FLU designation shall not be located within 1,000 feet of another self-service storage facility. [Ord. 2005-002]~~

~~**2) Limitations**~~

~~A maximum of 1,000 square feet of the rental office may be devoted to the rental and sale of retail items used for moving and storage, such as hand trucks, cartons, tape, and packing materials. [Ord. 2005-002] [Partially relocated to Standard d.1, Accessory Uses, above]~~

~~**3) Storage Units** [Partially relocated to Standard g.1, Storage, Hazardous Materials Prohibited, above]~~

~~Use of storage units shall be limited to the storage of goods only. Storage of hazardous goods shall be prohibited. A business may not be conducted from a storage unit. A storage unit shall not be used to store inventory, equipment or material required on a daily or recurring basis necessary for a business trade or occupation. [Partially relocated to Standard a.1, Definition, Types Permitted, above; Standard g.1, Storage, Hazardous Materials Prohibited, above; and Standard i.1, Business Uses Prohibited, Storage of Business Goods, above]~~

~~**4) Vehicle Rental**~~

~~Vehicle rental may be permitted subject to a Class A conditional use and shall be limited to the rental of trucks and trailers used for moving and accessory uses such as the installation of hitch and towing packages, and wash facility.~~

~~**5) Security Quarters**~~

~~A security or caretaker quarters use may be allowed on the site of a self-storage facility pursuant to Article 4.B, Supplementary Use Standards.~~

~~**6) Outside Storage**~~

~~Except as provided in this Section, all goods shall be stored entirely within enclosed buildings. Open storage of recreational vehicles and dry storage of pleasure boats of the type customarily maintained for personal use shall be permitted within a self-service storage facility provided the following standards are met: [Partially relocated to Standard d.2, Accessory Uses, Outdoor Storage, above]~~

~~**a) Location**~~

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
... A series of four bolded ellipses indicates language omitted to save space.



# EXHIBIT J

## COMMERCIAL USES SUMMARY OF AMENDMENTS

(Updated 12/14/16)

- 1                                    ~~The minimum width of aisle ways between storage structure shall be 20 feet for~~  
2                                    ~~one-way traffic, and 30 feet if two-way traffic between storage structure.~~  
3                                    **[Partially relocated to Standard h.1, Supplemental Circulation Standards for**  
4                                    **Multi Access Facilities, Interior, above]**
- 5                                    ~~**b) Flow**~~  
6                                    ~~Traffic flow patterns in aisle ways shall be clearly marked. Marking shall consist~~  
7                                    ~~at a minimum of standard directional signage and painted lane markings with~~  
8                                    ~~arrows. [Relocated to Standard h.2, Supplemental Circulation Standards for~~  
9                                    ~~Multi Access Facilities, Flow, above]~~
- 10                                   ~~**6) Door Orientation and Access**~~  
11                                   ~~Bay doors and access points located on the second story or above shall be oriented~~  
12                                   ~~toward the interior of the site. [Partially relocated to Standard e.1.b, Architecture,~~  
13                                   ~~Storage Unit Door Orientation, Door Orientation on the Second Story or above,~~  
14                                   ~~above]~~
- 15                                   ~~**7) CLO, CHO, CLO/MUPD, and CHO/MUPD**~~  
16                                   ~~**a) Outdoor Storage Area**~~  
17                                   ~~A maximum of 30 percent of overall square footage.~~  
18                                   ~~**b) Door Orientation**~~  
19                                   ~~All bay doors shall be oriented toward the interior of the site.~~  
20                                   ~~**c) Height**~~  
21                                   ~~A maximum of one story.~~  
22                                   ~~**d) Multi-Access Storage**~~  
23                                   ~~Multi-access storage shall not be permitted on parcels in the CLO, and CHO~~  
24                                   ~~districts and MUPD districts with a CLO or CHO-FLU designation when adjacent~~  
25                                   ~~to a residential district.~~
- 26                                   ~~**d. Supplemental Standards for Limited Access Facilities**~~  
27                                   ~~**1) Lot Size**~~  
28                                   ~~A minimum of one acre.~~  
29                                   ~~**2) Loading**~~  
30                                   ~~A minimum of two off-street loading spaces shall be provided at each entry into the~~  
31                                   ~~building. [Relocated to Table 6.A.1.B, Minimum Off Street Parking and Loading~~  
32                                   ~~Requirements]~~
- 33                                   ~~**e. CLO, CHO, and MUPD Districts**~~  
34                                   ~~Limited access self-service storage facilities in the CLO and CHO districts, and MUPD~~  
35                                   ~~district with a CLO or CHO-FLU designation, shall comply with the following regulations:~~
- 36                                   ~~**1) Lot Size**~~  
37                                   ~~A minimum of three acres and a maximum of ten acres.~~  
38                                   ~~**2) Height**~~  
39                                   ~~A maximum of 25 feet. The portion of a facility including a security or caretaker's~~  
40                                   ~~quarters shall be limited to two stories and shall not exceed 30 feet in height to the~~  
41                                   ~~highest point.~~  
42                                   ~~**3) Signage**~~  
43                                   ~~One freestanding or one wall sign.~~  
44                                   ~~**4) Frontage**~~  
45                                   ~~The facility shall front on and access from an arterial or collector street.~~
- 46                                   ~~**f. Multi-Access and Limited-Access Combinations**~~  
47                                   ~~A combination of multi-access and limited-access storage uses may be permitted within~~  
48                                   ~~the same building or on the same site pursuant to the supplemental standards for both~~  
49                                   ~~uses.~~
- 50                                   ~~**g. WCRA Overlay**~~  
51                                   ~~Self-service storage is prohibited in the NR, NRM, and NG sub-areas, as outlined in~~  
52                                   ~~Table 3.B.14.E, WCRAO Sub-area Use Regulations. **[Ord. 2006-004]** [Relocated to~~  
53                                   ~~Standard b, Overlay – Westgate Community Redevelopment Area Overlay~~  
54                                   ~~(WCRAO), above]~~  
55

Reason for amendments to Self-Service Storage in the Use Matrix: [Zoning]	
7.	Delete from General Industrial (IG) district and General Industrial (IND/G) pod of a Planned Industrial Park Development (PIPD), as these districts are typically reserved for heavy industrial uses and manufacturing. Self Service Storage is primarily intended to provide for additional household storage, where residential vehicular traffic would potentially be incompatible with heavy truck traffic typically expected in heavy industrialized areas.
8.	Allow for Limited Access in Commercial Pod of Planned Unit Development (PUD) or Neighborhood Center of Traditional Neighborhood Development (TND). Both districts are intended to allow for limited neighborhood serving uses for residents, which would reasonably include Self Service Storage needs for household goods.

### Notes:

- Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
.... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
(Updated 12/14/16)

9. Allow for use in Traditional Marketplace Development. This district is primarily intended to allow for mixed use or a traditional main street form of development, but could reasonably accommodate Self Service Storage uses for onsite residents or surrounding neighborhoods, with the added benefit of enhanced architectural or site design standards.

**37. Single Room Occupancy (SRO)**

**HISTORY:** This use has been historically located under Hotel, Motel, SRO, and Rooming and Boarding House. The use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and Supplementary Use Standards were amended by Ord. 1993-004, Ord. 1999-037, Ord. 2003-067, Ord. 2006-004, Ord. 2006-036, Ord. 2007-013, 2010-005, 2010-022, Ord. 2011-016, 2014-031 and 2015-006.

**Reason for amendments:** [Zoning]

1. Remove Single Room Occupancy (SRO) from Hotel or Motel to be its own use and provide a definition to differ from Rooming and Boarding House by indicating this use may include more than five persons, offering not only lodging but other services such as food preparation.
2. Utilize existing Supplementary Use Standard under Hotel or Motel applicable to SRO too, that limits the use in the CRE Zoning District to be located only on sites with RR FLU designation. The Standard indicates currently Class A Conditional approval which is now shown in the Use Matrix and the standard clarifies this is applicable to RR FLU designation since CRE is also consistent with CR and IND FLU designations.

**a. Definition**

An establishment with lodging for five or more persons housed in individual rooms, where meals may or may not be regularly prepared and served, and facilities such as kitchen and bathrooms may be shared with other residents.

**b. Zoning District - CRE**

SRO may only be allowed in the RR FLU designation. **[Partially relocated from Art. 4.B.2.C.17, Hotel Motel]**

**Reason for amendments to SRO in the Use Matrix:** [Zoning]

3. Indicate Class A approval process in the CRE Zoning District to reflect existing standard currently applicable in the original location under Hotel or Motel. A Supplementary Use Standard clarifies the use is limited to RR FLU designation which is for Rural Residential ten (RR-10).
4. Allow the use in the Urban Redevelopment Area Overlay (URAO) subject to DRO approval as this area is intended to hold mixed uses.
5. Allow the use in PDDs with CH FLU designation as well as the TMD Urban/Suburban Tier, Exurban and Rural Tiers subject to Class A Conditional Use approval. The use will be allowed in intense commercial areas only.

**128.Theater, Drive-In**

**HISTORY:** Theater use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord. 1992-020). The definition and Supplementary Use Standards were amended by Ord. 1993-004, 1998-011, 1999-037, 2000-015, 2001-001, 2001-028, 2001-062, 2003-067, 2010-005, and 2011-016.

**Reason for amendments:** [Zoning]

1. Consolidate use with new Theater and Performance Venue to provide additional options for similar uses.

~~An establishment for the outdoor viewing of motion pictures by patrons while in their vehicles.~~

**a. CRE District**

~~Shall not be allowed in a RR FLU designation.~~ **[Relocated to Art. 4.B.2.C.38.c.1, Approval Process, under Theater and Performance Venues]**

**Reason for amendments to Theater in the Use Matrix:** [Zoning]

2. Delete use approval process from the Use Matrix as the use is consolidated with new Theater and Performance Venue use.

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**. .... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
(Updated 12/14/16)

**12938. Theater, Indoor and Performance Venue**

<b>HISTORY:</b> This is an expanded use that includes Performance Venues, Drive-In Theater and Indoor Theater. Theater use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord. 1992-020). The definition and Supplementary Use Standards were amended by Ord. 1993-004, 1998-011, 1999-037, 2000-015, 2001-001, 2001-028, 2001-062, 2003-067, 2010-005, and 2011-016.
<b>Reason for amendments:</b> [Zoning]
1. Consolidate Indoor Theater and Drive-In Theater with Performance Venue as a new use to address location of facilities that allow for activities not included in Arena Stadium or Amphitheater use. The current provisions are for theaters only, this use expands by including similar facilities.
2. Provide a list of typical uses by including common facilities covered by this use definition. Expand typical uses by clarifying that theaters for motion pictures are included within the Theater and Performance Venue use.
3. Make the use Permitted by Right in any zoning district where the Use Matrix allows it limited to 15,000 square feet when indoor. Impacts on adjacent sites would be minimal when the use is limited to operate indoor under 15,000 square feet. Site design elements such as parking, landscaping or signage would be addressed as part of the Building Permit application.
4. Allow the use to be Permitted by Right in the CN Zoning District because the use is limited to a maximum of 3,000 square feet for gross floor area in that district. There are multiple facilities under this threshold that are of a neighborhood scale such as movie theaters or symphony halls.

- ~~An establishment for showing motion pictures or live performances in an enclosed building-~~
- a. Definition**  
An establishment that hosts live performances, viewings, seminars or exhibitions.
- b. Typical Uses**  
Typical uses may include but are not limited to movie theaters, theaters, conference centers and exhibition halls.
- ac. CRE District Approval Process**  
1) ~~In the CRE Zoning District, the use shall not be allowed in a CRE district with an RR FLU designation.~~ **[Partially relocated from CRE District, under Drive-In Theater]**
- b. CC, CG, MUPD and LCC Districts**  
2) May be Permitted by Right if it is indoor and less than indoor theaters not exceeding 15,000 square feet are a permitted use of GFA, and located in the zoning districts where the use is allowed, unless stated otherwise. **[Ord. 2010-005]**
- c. IL District**  
~~An indoor theater exceeding three acres in the IL district shall rezone to the CRE district.~~
- d. Building Area - CN Zoning District**  
Shall be limited to 3,000 square feet of GFA.

<b>Reason for amendments to Theater and Performance Venue in the Use Matrix:</b> [Zoning]
5. Utilize the approval process of Indoor Theater as a reference to develop the approval process for this more comprehensive use.
6. Make the use Permitted by Right in the CN Zoning Districts as a limitation of the facility is 3,000 SF which is the typical size of an expected structure serving residential neighborhoods.
7. Show Class A Conditional Use approval in the Use Matrix as the most restrictive process in the zoning districts where the use is currently allowed, with the exception of CN District. This clarification of the approval process is to be consistent with the existing Supplementary Use Standards for Indoor Theater that allows the use to be Permitted by Right when less than 15,000 square feet.
8. Make the use Permitted by Right in the PO Zoning District as this type of use is very likely to be publicly owned or operated.

**135. Vehicle Sales and Rental**

<b>HISTORY:</b> The Vehicle Sales and Rental use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord. 1992-020). The definition and Supplementary Use Standards were amended by Ord. 1993-004, 1996-028, 1997-014, 1997-064, 2000-015, 2001-029, 2003-067, 2006-004, 2009-040, 2010-005, and 2012-027.
<b>Reason for amendments:</b> [Zoning]
1. Revise definition for consistency with terms used by the Florida Department of Motor Vehicles and related Florida Statutes.
2. Establish two "types" of Vehicle Sales and Rental to allow for easier clarification of existing standards intended to limit larger motor vehicles or heavy equipment to Industrial Zoning districts, or

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
... A series of four bolded ellipses indicates language omitted to save space.

# EXHIBIT J

## COMMERCIAL USES SUMMARY OF AMENDMENTS

(Updated 12/14/16)

	Commercial districts with a Commercial High (CH) future land use designation, where appropriate.
3.	Establish limitation to limit Vehicle Sales and Rental to Neighborhood Rental Facilities in the Commercial Pod of PUD and the Neighborhood Center of a TND, to better reflect intent to serve surrounding neighborhoods and mitigate incompatible uses.
4.	The majority of terms used to describe the different types of vehicles or equipment assigned to the Light or Heavy Types of Vehicle Sales and Rental are sourced from Title XXIII, Motor Vehicles, of Florida Statutes, including F.S. 316.003, Definitions and F.S. 320.01, General Definitions. Note that where some definitions may not exist in a manner that would be intuitive for staff or customers, minor revisions are made, such as “light truck”. Whereas F.S. do not explicitly define light duty trucks or SUVs, but rather use the simple definition of “truck” for trucks with a gross vehicle weight of less than 5,000 pounds, and multiple variations for those greater than, including heavy truck, truck tractor, bus, farm tractor, etc.
5.	Relocate “motorcycles” and “golf carts” from General Retail Sales to Vehicle Sales and Rental, to include a provision to allow for facilities limited to those vehicles to retain the original Permitted by Right approval process, while addressing the following: <ul style="list-style-type: none"><li>• Sale of these vehicles oftentimes includes many of the same characteristics regulated under Vehicle Sales and Rental, with relocation allowing for standards such as outdoor storage or display to be applied.</li><li>• Under General Retail Sales, the location where merchandise may be displayed outdoors is restricted and must be removed and placed indoors or in a designated storage area after hours. Relocating to Vehicle Sales and Rental allows dealers to leave vehicles in designated “display areas” if desired.</li><li>• Industry input received through the Use Regulations Project, included requests to allow the sale of motorcycles to use the lower parking ratios afforded to Vehicle Sales and Rental. Whereas General Retail Sales requires 5 spaces per 1,000 square feet, Vehicle Sales and Rental allows a lower ration of 4 spaces per 1,000 square feet of indoor showroom, and 1 space per 5,000 square feet of outdoor display. Staff concurs that these ratios are more appropriate for the sale of these types of vehicles.</li></ul>
6.	Typical Uses include terms referenced by the Florida Department of Highway Safety and Motor Vehicles licensing requirements, including: <ul style="list-style-type: none"><li>• Independent Dealers, which allows licensee to sell, retail or wholesale, used motor vehicles only.</li><li>• Franchise Dealers, which allows the licensee to sell new motor vehicles under an agreement with the manufacturer, as well as used motor vehicles.</li><li>• Wholesale Dealer, which limits licensees to buying, selling or dealing at wholesale with licensed dealers.</li><li>• Mobile Home Dealer, which allows the licensee to sell new or used mobile homes.</li><li>• Mobile Home Broker,</li><li>• New Recreational Vehicle Dealer, allows licensee to sell new and used recreational vehicles (subject to agreement with manufacturer).</li><li>• Used Recreational Vehicle Dealer, allows licensee to sell used recreational vehicles.</li></ul> Vehicle sales and rental does not include the following license types: <ul style="list-style-type: none"><li>• Auction, allows licensee to sell, on behalf of licensed dealers, through a bid process. This would fall under the Auction use classification.</li><li>• Salvage, allows licensee to deal in salvage or wrecked vehicles, but requires that the title to the vehicle be reassigned to an independent dealer for resale. This would fall under Heavy Repair and Maintenance.</li></ul>
7.	Note: ULDC Art. 6.B.1.B.1.G.1 [Related to Prohibitions] states “A street or driveway shall not be used for loading or unloading.” While such loading activities may occur in streets or driveways, the existing prohibition is sufficient for any Code Enforcement actions, and staff does not recommend adding any redundant standards.
8.	Add provision to allow for limited Heavy Vehicle Sales and Rental of farm equipment in the Rural Tier. The Commercial High FLU designation is not permitted in this Tier, and the Commercial Low FLU designation is intended to provide for neighborhood serving uses. Staff recognizes that the sale or rental of Heavy Equipment where limited to farm equipment, where demonstrated as part of the Class A Conditional use process, would further efforts to support agriculture and Right to Farm in the Rural Tier.

1  
2  
3  
4  
5

~~An establishment engaged in the sale, rental, or lease of new or used motorized vehicles, equipment, or mobile homes as defined by the Department of Motor Vehicles. Typical uses include auto and truck rental, lease and sales; boat rental and sales; mobile home and recreational vehicle sales; construction equipment rental yards; moving trailer rental, and~~

### Notes:

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

# EXHIBIT J

## COMMERCIAL USES SUMMARY OF AMENDMENTS

(Updated 12/14/16)

1 ~~large implement sales or rental.~~ [Partially relocated to both new Light Vehicle Sales and  
2 Rental, and Heavy Vehicle or Equipment Sales and Rental]

3 ~~a. Development Standards~~

4 ~~1) Lot Size~~

5 ~~A minimum of three acres.~~ [Partially relocated to both new Light Vehicle Sales  
6 and Rental, and Heavy Vehicle or Equipment Sales and Rental]

7 ~~2) IL District~~

8 ~~A minimum of one acre.~~ [Partially relocated to both new Heavy Vehicle or  
9 Equipment Sales and Rental]

10 ~~3) Accessory Uses~~

11 ~~Repair facilities and sales of parts may be provided as an accessory use. Repair~~  
12 ~~facilities and paint and body shops shall be located a minimum of 100 feet from any~~  
13 ~~residential district.~~ [Partially relocated to new Heavy Vehicle or Equipment Sales  
14 and Rental]

15 ~~4) Bay Doors~~

16 ~~Service bay doors shall not be oriented toward any adjacent property in a residential~~  
17 ~~district or toward any adjacent public street.~~ [Partially relocated to both new Light  
18 Vehicle Sales and Rental, and Heavy Vehicle or Equipment Sales and Rental]

19 ~~5) Outdoor Activities~~

20 ~~There shall be no outdoor repair of vehicles or outdoor storage of disassembled~~  
21 ~~vehicles or parts.~~ [Partially relocated to both new Light Vehicle Sales and  
22 Rental, and Heavy Vehicle or Equipment Sales and Rental]

23 ~~6) Sales Office~~

24 ~~No mobile home, recreational vehicle, or other vehicle shall be used as a sales office,~~  
25 ~~storage space or as a dwelling unit.~~

26 ~~7) Car Wash~~

27 ~~Car wash facilities shall use a water recycling system.~~

28 ~~8) Loudspeakers~~

29 ~~No outdoor speakers or public address systems that are audible from the exterior of~~  
30 ~~the site shall be permitted.~~

31 ~~9) Loading Space~~

32 ~~Loading space shall be setback a minimum of 100 feet from an existing residential~~  
33 ~~district, use or FLU designation.~~ [Partially relocated to both new Light Vehicle  
34 Sales and Rental, and Heavy Vehicle or Equipment Sales and Rental]

35 ~~10) Parking~~

36 ~~Vehicles otherwise stated in this Section, all vehicular use areas for display, sale,~~  
37 ~~rent, or storage shall comply with Article 6, PARKING.~~ [Partially relocated to both  
38 new Light Vehicle Sales and Rental, and Heavy Vehicle or Equipment Sales and  
39 Rental]

40 ~~b. Display~~

41 ~~Outdoor area storage and display areas shall be permitted, subject to the following~~  
42 ~~requirements:~~ [Partially relocated to both new Light Vehicle Sales and Rental, and  
43 Heavy Vehicle or Equipment Sales and Rental]

44 ~~1) Bull Pen Storage~~

45 ~~Vehicle may be stored outdoors on an improved parking surface without reference to~~  
46 ~~parking stalls, backup distances, parking stall striping or wheel stops. Outdoor sales~~  
47 ~~and display parking shall conform to Article 6, PARKING, except for space striping.~~  
48 ~~Parking for vehicle storage, sales or display may not be counted toward meeting the~~  
49 ~~number of off-street parking spaces required for customers and employees. Vehicles~~  
50 ~~shall not be stored or temporarily parked in a required parking space, handicap~~  
51 ~~parking space, driveway, queuing area, fire lane, or other vehicle circulation area.~~  
52 ~~[Partially relocated to both new Light Vehicle Sales and Rental, and Heavy~~  
53 ~~Vehicle or Equipment Sales and Rental, Standards for Display Areas]~~

54 ~~2) Parking~~

55 ~~A barrier shall be provided between vehicles or display and customer parking. This~~  
56 ~~barrier may be in the form of a landscape strip, curbing, removable bollards, or other~~  
57 ~~suitable barrier approved by the DRO.~~ [Partially relocated to both new Light  
58 Vehicle Sales and Rental, and Heavy Vehicle or Equipment Sales and Rental,  
59 Standards for Display Areas]

60 ~~3) Display~~

61 ~~No vehicle shall be parked, stored or displayed with its hood or trunk open. Motor~~  
62 ~~vehicles on display shall not be elevated in full or in part.~~ [Partially relocated to  
63 both new Light Vehicle Sales and Rental, and Heavy Vehicle or Equipment  
64 Sales and Rental]

65 ~~4) Operating Conditions~~

### Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

# EXHIBIT J

## COMMERCIAL USES SUMMARY OF AMENDMENTS

(Updated 12/14/16)

1 ~~No vehicles shall be stored or displayed on site except those which are intended for~~  
2 ~~sale, rental or lease, and are in safe operating and running condition. [Partially~~  
3 ~~relocated to both new Light Vehicle Sales and Rental, and Heavy Vehicle or~~  
4 ~~Equipment Sales and Rental]~~

5 ~~c. District and Overlay Limitations~~

6 ~~1) CC, CG-IL, and MUPD Districts~~

7 ~~a) Truck and Trailer Rental~~

8 ~~Truck and trailer rental, limited to a maximum of five vehicles per lot, shall be~~  
9 ~~permitted as an accessory use to an auto service station or convenience store~~  
10 ~~with gas sales subject to DRO approval. Truck and trailer rental exceeding five~~  
11 ~~vehicles shall be permitted subject to requested or Class B conditional use~~  
12 ~~approval. Designated storage spaces for each truck or trailer shall be depicted~~  
13 ~~on the approved site plan. All storage spaces shall be setback a minimum of 100~~  
14 ~~feet from the front and side street property lines, or in a location which is fully~~  
15 ~~screened from view from any public street by a combination of walls, fences or~~  
16 ~~landscaping. No truck or trailer shall be stored or temporarily parked in a~~  
17 ~~required parking space, handicapped parking space, driveway, queuing area, fire~~  
18 ~~lane, or other vehicular circulation area. [Partially relocated to new Heavy~~  
19 ~~Vehicle or Equipment Sales and Rental]~~

20 ~~2) Indoor Vehicle Showroom Exception~~

21 ~~An indoor vehicle sales and rental facility located in the CG or MUPD districts shall~~  
22 ~~be exempt from the minimum three-acre lot size requirement, and may be allowed~~  
23 ~~subject to DRO approval and the following criteria. [Ord. 2015-031] [Partially~~  
24 ~~relocated to new Light Vehicle Sales and Rental, Approval Process]~~

25 ~~a) Floor Area~~

26 ~~A maximum of 30,000 square feet and 15 display vehicles. [Partially relocated~~  
27 ~~to new Light Vehicle Sales and Rental, Approval Process]~~

28 ~~b) New Vehicles~~

29 ~~Display shall be limited to new vehicles only.~~

30 ~~c) Test Drives~~

31 ~~Test drives shall not be permitted from the indoor vehicle showroom or on site.~~  
32 ~~[Partially relocated to new Light Vehicle Sales and Rental, Approval~~  
33 ~~Process]~~

34 ~~d) Parking~~

35 ~~Vehicles for sale or lease shall not be parked or displayed outside of the~~  
36 ~~showroom. Trucks used to transport vehicles to and from the showroom shall not~~  
37 ~~be parked in required loading spaces and shall not be stored on site. [Partially~~  
38 ~~relocated to new Light Vehicle Sales and Rental, Approval Process]~~

39 ~~e) Vehicle Operations~~

40 ~~Display vehicles shall not operate engines during store hours. Engines shall only~~  
41 ~~be permitted to operate during the transport of vehicle into or out of the~~  
42 ~~showroom. [Partially relocated to new Light Vehicle Sales and Rental,~~  
43 ~~Approval Process]~~

44 ~~f) Maintenance and Repair~~

45 ~~Maintenance, repair, or painting shall not occur on site. [Ord. 2015-031]~~

46 ~~g) Stand Alone Exception~~

47 ~~A stand alone indoor vehicle sales and rental facility with lot frontage on an~~  
48 ~~Arterial Street may be exempt from the limitations of a) through f) above, except~~  
49 ~~for d), Parking, provided that all vehicle display, storage, detailing, or other~~  
50 ~~collocated activities occur indoors. [Ord. 2015-031] [Partially relocated to new~~  
51 ~~Light Vehicle Sales and Rental, Approval Process]~~

52 ~~3) IL District~~

53 ~~In the district vehicle sales and rental uses shall be limited to the following:~~  
54 ~~[Partially relocated to new Heavy Vehicle or Equipment Sales and Rental]~~

55 ~~a) Accessory Use~~

56 ~~In the IL districts limited vehicle sales may be permitted as an accessory use to~~  
57 ~~general repair and maintenance facilities, subject to DRO approval. The vehicle~~  
58 ~~sales use shall be limited to a maximum of five vehicles per lot. Designated~~  
59 ~~storage spaces for each vehicle shall be depicted on the approved site plan. All~~  
60 ~~storage spaces shall be setback a minimum of 100 feet from the front and side~~  
61 ~~street property lines, or in a location which is screened from view from any public~~  
62 ~~street by a combination of walls, fences or landscaping. No vehicle shall be~~  
63 ~~stored or temporarily parked in a required parking space, handicapped parking~~  
64 ~~space, driveway, queuing area, fire lane, or other vehicular circulation area.~~  
65 ~~[Partially relocated to new Heavy Vehicle or Equipment Sales and Rental]~~

### Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT J

COMMERCIAL USES  
SUMMARY OF AMENDMENTS

(Updated 12/14/16)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64

- ~~1) Display~~  
Vehicles on display shall be located within 100 feet of a repair bay. [Partially relocated to new Heavy Vehicle or Equipment Sales and Rental]
- ~~b) Automobile Rental~~  
Automobile rental shall be subject to Class A conditional use approval. [Partially relocated to new Heavy Vehicle or Equipment Sales and Rental]
- ~~c) Mobile Home, RV, and Heavy Equipment Sales or Rental~~  
The sale or rental of mobile homes, recreational vehicles or heavy equipment shall be permitted subject to Class B conditional use approval.
- ~~d) Rental Equipment~~  
Construction equipment, moving trailer, farm equipment, and farm implement and machinery sales and rental uses shall require DRO approval. [Partially relocated to new Heavy Vehicle or Equipment Sales and Rental]
- ~~4) WCRA Overlay~~  
Vehicle sales and rental is prohibited in the NR, NRM, and NG sub-areas, as per Table 3.B.14.E – WCRAO Sub-area Use Regulations. [Ord. 2006-004] [Partially relocated to new Light Vehicle Sales and Rental and Heavy Vehicle or Equipment Sales and Rental]
- ~~d. Temporary Sale~~  
The temporary sale of vehicles shall be allowed as a Special Permit, and subject to the following additional standards. [Partially relocated to new Temporary Sales]
  - ~~1) CG, IL, and MUPD Districts~~  
Temporary sale of vehicles shall be permitted. [Partially relocated to new Temporary Sales]
  - ~~2) Lot Size~~  
A minimum of ten acres. [Partially relocated to new Temporary Sales]
  - ~~3) Separation~~  
A minimum of 50 feet from all buildings. [Partially relocated to new Temporary Sales]
  - ~~4) Duration~~  
Temporary sales shall be limited to five consecutive calendar days and shall be prohibited during the months of November and December. [Partially relocated to new Temporary Sales]
  - ~~5) Parking~~  
A maximum of 50 required off-street parking spaces may be utilized. No activities shall extend beyond the permitted area. [Partially relocated to new Temporary Sales]
  - ~~6) Signage~~  
Signage shall be permitted only in the designated event area. [Partially relocated to new Temporary Sales]
  - ~~7) Hours of Operation~~  
Hours of operation shall be from 8:00 a.m. to 9:00 p.m. [Partially relocated to new Temporary Sales]
  - ~~8) Location~~  
There shall be suitable access to the event area, subject to Zoning Division approval. [Partially relocated to new Temporary Sales]
- ~~e. Neighborhood Vehicle Rental Facility~~  
A rental facility that is limited to a maximum of six vehicles stored on site. For the purpose of this section vehicles shall be limited to cars, sports utility vehicles, standard pick up trucks, and minivans. [Ord. 2009-040] [Partially relocated to new Light Vehicle Sales and Rental]
  - ~~1) Development Standards~~
    - ~~a) Minimum Lot Size~~  
The lot size shall comply with the minimum required for the applicable zoning district. Legal non-conforming lots of record shall be able to develop a neighborhood vehicle rental facility provided all other minimum site development regulations can be met. [Ord. 2009-040] [Partially relocated to new Light Vehicle Sales and Rental]
    - ~~b) Zoning Districts~~  
Facilities shall be permitted in the CN, CC, and CG zoning districts; PDDs with a CH or CL FLU designation; and the Neighborhood Center (NC) of a TDD. [Ord. 2009-040] [Partially relocated to new Light Vehicle Sales and Rental]
    - ~~c) Approval Process~~

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].  
~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].  
 .... A series of four bolded ellipses indicates language omitted to save space.

# EXHIBIT J

## COMMERCIAL USES SUMMARY OF AMENDMENTS

(Updated 12/14/16)

This use shall be subject to DRO approval. ~~[Ord. 2009-040]~~ [Partially relocated to new Light Vehicle Sales and Rental]

~~d) Parking~~

~~The rental vehicles shall be parked in specifically designated spaces or located in bull pen storage. Vehicles shall not be parked in required or handicap spaces, driveways, queuing areas, fire lanes, or other vehicular circulation areas. [Ord. 2009-040]~~ [Partially relocated to new Light Vehicle Sales and Rental]

~~e) Outdoor Activities~~

~~Maintenance, repair, detailing, washing, cleaning or related activities shall not be conducted on site. [Ord. 2009-040]~~ [Partially relocated to new Light Vehicle Sales and Rental]

~~f) Infill Redevelopment Overlay (IRO)~~

~~A vehicle sales and rental use located on a parcel with a CH FLU designation within the Core Transect Zone may be approved by the DRO. [Ord. 2010-005]~~

### 39. Vehicle or Equipment Sales and Rental, Heavy

a. Definition

*An establishment engaged in the sale, retail or wholesale, rental, or lease of new or used mobile homes or commercial vehicles, as may be defined by the Florida Department of Motor Vehicles, or equipment, including but not limited to the following: heavy trucks, truck tractors, road tractors, straight trucks, special mobile equipment, buses, school buses, farm tractors, farm implements, heavy equipment including construction and earth moving equipment, trailers, and semitrailers.* [Partially relocated from Art. 4.B.2.C.39, Vehicle Sales and Rental]

b. Typical Uses

*Typical uses include independent dealers, franchise dealers, wholesale dealers, or mobile home dealers or brokers, or, moving truck or trailer rental, , construction or farm equipment sales or rental yards, and large implement sales or rental.* [Partially relocated from Art. 4.B.2.C.39, Vehicle Sales and Rental]

c. Approval Process

1) Moving Truck and Trailer Rental

*Moving Truck and Trailer Rental, limited to a maximum of five vehicles per lot, may be permitted as an accessory use to Retail Gas and Fuel Sales or a Large Scale Commercial Development, subject to DRO approval.*

2) IL District, MUPD with IND FLU Designation and Light Industrial Pod of a PIPD - Rental Equipment

*The rental of construction equipment, moving trucks or trailers, farm equipment, and farm implement and machinery sales and rental uses may be allowed subject to DRO approval.* [Partially relocated from Art.4.B.2.C.39.c.3)d), Rental Equipment]

3) Rural Tier Farm Equipment - MUPD with CL FLU Designation

*Heavy Vehicle or Equipment Sales and Rental limited to farm equipment that supports the residents of the Rural Tier may be allowed in an MUPD with a CL FLU designation, subject to Class A Conditional Use approval.*

d. Overlay – Westgate Community Redevelopment Area (WCRA) Overlay

*Heavy Vehicle or Equipment Sales and Rental is prohibited in the NR, NRM, NG and NC Sub-areas, as per Table 3.B.14.E – WCRAO Sub-area Use Regulations.* [Ord. 2006-004] [Partially relocated from Art. 4.B.2.C.39.c.4), WCRA Overlay]

e. Lot Size

1) Commercial Districts

*A minimum of three acres.* [Partially relocated from Art. 4.B.2.C.x.b, Development Standards]

2) IL District

*A minimum of one acre.* [Partially relocated from Art. 4.B.2.C.39.b, Development Standards]

f. Accessory Uses - Industrial Districts

*Retail sale of parts may be provided as an accessory use. Where permitted in Industrial districts, limited Light Vehicle Sales and Rental, may be permitted as an accessory use to Heavy Repair and Maintenance facilities, subject to DRO approval, and the following:* [Partially relocated from Art. 4.B.2.C.39.a.3), Accessory Uses]

*a) Limited to vehicle sales of a maximum of five vehicles per lot.* [Partially relocated from Art. 4.B.2.C.39.c.3)a), Accessory Uses]

*b) All storage spaces shall be located indoors, or setback a minimum of 100 feet from the front and side street property lines, or in a location which is screened from view from any public street by a combination of buildings or walls, or opaque fences or landscaping.* [Partially relocated from Art. 4.B.2.C.39.c.3)a), Accessory Uses]

#### Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].

~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT J

COMMERCIAL USES  
SUMMARY OF AMENDMENTS

(Updated 12/14/16)

c) *Vehicles on display shall be located within 100 feet of a repair bay.* [Partially relocated from Art. 4.B.2.C.39.c.3)a), Accessory Uses]

g. **Nuisances – Test Drives**

*Test drives of motor vehicles shall be prohibited on Residential Streets.*

h. **Storage or Display**

*Outdoor storage or display of vehicles or equipment shall only be permitted in areas designated for storage or display on an approved Development Order, subject to the following requirements:* [Partially relocated from Art. 4.B.2.C.39.b, Display]

1) **General**

a) **Vehicle Operating Conditions**

*(1) The storage or display of inoperable vehicles or equipment shall be prohibited, with exception to designated storage areas permitted under an approved Accessory or Collocated use.*

*(2) No vehicles or equipment shall be stored or displayed on-site except those intended for sale, rental or lease. An exception shall be permitted for new motor vehicle or equipment inventory owned by another dealership, provided that such vehicles or equipment is of the same type approved for the subject site.* [Partially relocated from Art. 4.B.2.C.39.b.4), Operating Conditions]

b) **Loading Spaces**

*Loading spaces shall be setback a minimum of 100 feet from an existing residential use or vacant parcel with a residential FLU designation.* [Partially relocated from Art. 4.B.2.C.39.j, Loading Space]

c) **Required Parking**

*Parking for vehicle storage, sales or display may not be counted toward meeting the number of off-street parking spaces required for customers and employees.* [Partially relocated from Art. 4.B.2.C.39.b)1), Bull Pen Storage]

2) **Standards for Bull Pen Storage**

a) **Location or Design**

*Bull Pen Storage areas shall be located towards the side or rear of the property and designed in a manner that clearly distinguishes the storage area from vehicle showroom or Outdoor Display areas, by placement behind buildings, or through use of opaque fences, walls or landscape barriers a minimum of six feet high.*

b) **Outdoor Storage**

*Bull Pen Storage areas shall comply with the Outdoor Storage area requirements of Art. 5, Supplementary Standards. This shall not preclude the ability to seek Variance relief.*

3) **Standards for Display Areas**

a) **General**

*No vehicle shall be parked, stored or displayed with its hood or trunk open. Motor vehicles on display shall not be elevated in full or in part.* [Partially relocated from Art. 4.B.2.C.39.b.2), Display]

b) **Barrier**

*A barrier shall be provided between display areas, and customer parking, related driveway access or drive isles. This barrier may be in the form of a landscape strip, curbing, removable bollards, or other suitable barrier approved by the DRO.* [Partially relocated from Art. 4.B.2.C.39.j.3, Standards for Display Areas), General]

c) **Design Standards**

*Display areas shall conform to Article 6, PARKING, except for space striping.* [Partially relocated from Art. 4.B.2.C.39.b)1), Bull Pen Storage]

4) **Standards for Moving Truck and Trailer Rental**

*Designated storage spaces for each truck or trailer shall be depicted on the approved site plan. All storage spaces shall be setback a minimum of 100 feet from the front and side street property lines, or in a location which is fully screened from view from any public street by a combination of walls, fences or landscaping.* [Partially relocated from Art. 4.B.2.C.39.c.1)a), Truck and Trailer Rental]

Reason for amendments to Vehicle Sales and Rental in the Use Matrix: [Zoning]
1. Reorganize approval processes based on new Type of Vehicle Sales, with the Light category generally permitted in most Commercial Zoning districts and Heavy is similarly limited to the CH FLU and Industrial districts.

(This space intentionally left blank)

Notes:

Underlined indicates *new* text. If being relocated destination is noted in bolded brackets [Relocated to: ]. ~~Stricken~~ indicates text to be *deleted*. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].  
.... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
**(Updated 12/14/16)**

**40. Vehicle Sales and Rental, Light**

**a. Definition**

*An establishment engaged in the sale, retail or wholesale, rental, or lease of new or used motor vehicles as may be defined by the Florida Department of Motor Vehicles, or boats, and recreational vehicles, including but not limited to the following vehicles typically acquired for personal non-commercial use: [Partially relocated from Art. 4.B.2.C.39, Vehicle Sales and Rental]*

- 1) Automobiles, sport utility vehicles (SUVs) and light trucks or vans with a curb weight of 8,000 lbs. or less; or,*
- 2) Boats, personal watercraft, recreational vehicles (RV), off-highway vehicles (OHV), motorcycles, golf carts, or swamp buggies.*

**b. Typical Uses**

*Typical uses include independent dealers, franchise dealers, wholesale dealers, or new and used recreational vehicle dealers, auto and truck rental, and boat or personal watercraft rental and sales. [Partially relocated from Art. 4.B.2.C.39, Vehicle Sales and Rental]*

**c. Approval Process**

**1) Indoor Vehicle Showroom**

*An indoor Vehicle Sales and Rental facility located in the CG or MUPD districts shall be exempt from the minimum three-acre lot size requirement, and may be permitted subject to DRO approval and the following criteria. [Partially Relocated from Art. 4.B.2.C.39.c.2, Indoor Vehicle Showroom Exception]*

**a) Floor Area**

*A maximum of 30,000 square feet and 15 display vehicles. [Partially Relocated from Art. 4.B.2.C.39.c.2, Indoor Vehicle Showroom Exception]*

**b) Test Drives**

*Test drives shall not be permitted from the indoor vehicle showroom or on-site. [Partially Relocated from Art. 4.B.2.C.39.c.2, Indoor Vehicle Showroom Exception]*

**c) Vehicle Operations**

*Display vehicles shall not operate engines during store hours. Engines shall only be permitted to operate during the transport of vehicle into or out of the showroom. [Partially Relocated from Art. 4.B.2.C.39.c.2, Indoor Vehicle Showroom Exception]*

**d) Parking**

*Vehicles for sale or lease shall not be parked or displayed outside of the showroom. [Partially Relocated from Art. 4.B.2.C.39.c.2, Indoor Vehicle Showroom Exception]*

**e) Stand Alone Exception**

*Stand Alone with lot frontage on an Arterial Street or Planned Collector Street, may be exempt from the limitations of a) through c) above, provided that all vehicle display, storage, detailing, or other Collocated uses or activities occur indoors. [Ord. 2015-031] [Partially Relocated from Art. 4.B.2.C.39.c.2, Indoor Vehicle Showroom Exception]*

**2) Neighborhood Vehicle Rental Facility**

*A Neighborhood Vehicle Rental Facility may be permitted in the CN, CC, and CG zoning districts; the Commercial Pod of a PUD; PDDs with a CH or CL FLU designation; or the Neighborhood Center (NC) of a TDD, subject to DRO approval and the following: [Partially Relocated from Art. 4.B.2.C.39.e, Neighborhood Vehicle Rental Facility]*

**a) Vehicle Limitations**

*A maximum of six vehicles stored on-site, limited to cars, SUVs, standard pick-up trucks, and minivans. [Ord. 2009-040] [Partially Relocated from Art. 4.B.2.C.39.e, Neighborhood Vehicle Rental Facility]*

**b) Minimum Lot Size**

*The lot size shall comply with the minimum required for the applicable zoning district. Legal nonconforming lots of record shall be able to develop a Neighborhood Vehicle Rental Facility provided all other minimum site development regulations can be met. [Ord. 2009-040] [Partially Relocated from Art. 4.B.2.C.39.e, Neighborhood Vehicle Rental Facility]*

**c) Parking**

*The rental vehicles shall be parked in specifically designated spaces or located in bull pen storage. [Ord. 2009-040] [Partially Relocated from Art. 4.B.2.C.39.e, Neighborhood Vehicle Rental Facility]*

**d) Outdoor Activities**

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

# EXHIBIT J

## COMMERCIAL USES SUMMARY OF AMENDMENTS

(Updated 12/14/16)

Maintenance, repair, detailing, washing, cleaning or related activities shall not be conducted on-site. **[Ord. 2009-040]** **[Partially Relocated from Art. 4.B.2.C.39.e, Neighborhood Vehicle Rental Facility]**

**d. Overlay – Westgate Community Redevelopment Area (WCRA) Overlay**

Light Vehicle Sales and Rental is prohibited in the NR, NRM, NG and NC Sub-areas, as per Table 3.B.14.E – WCRAO Sub-area Use Regulations. **[Ord. 2006-004]** **[Partially relocated from Art. 4.B.2.C.39.c.4), WCRA Overlay]**

**e. Zoning Districts**

**1) Commercial Pod of PUD and Neighborhood Center of TND**

Shall be limited to a Neighborhood Vehicle Rental Facility.

**2) LCC and TMD**

Shall be limited to Indoor Vehicle Showroom.

**3) Districts with Commercial Low FLU Designation**

The sale or rental of OHVs, RVs, boats, or motorcycles shall be subject to the standards for Accessory Uses.

**4) IL District - Automobile Rental**

Automobile rental may be permitted in the IL district when located on an Arterial Street, subject Class A Conditional Use approval. **[Partially relocated from Art. 4.B.2.C.39.3)b), Automobile Rental]**

**f. Lot Size**

A minimum of three acres, excluding the following:

**a) Indoor Vehicle Showrooms.**

**b) Motorcycle or OHV sales and rental.**

**c) Boat or watercraft sales and rental when collocated with a Marina Facility; or**

**d) Where otherwise stated within this Sub-section.**

**g. Accessory Uses – Marinas**

Vehicle Sales and Rental limited to boats and personal watercraft may be permitted as an Accessory Use to Marina Facilities in the CRE district or an MUPD with CR FLU designation, and shall be exempt from the minimum three acre lot size requirement.

**h. Nuisances – Test Drives**

Test drives of motor vehicles shall be prohibited on Residential Streets.

**i. Storage or Display**

Outdoor storage or display of vehicles shall only be permitted in areas designated for storage or display on an approved Development Order, subject to the following requirements: **[Partially relocated from Art. 4.B.2.C.39.b, Display]**

**1) General**

**a) Vehicle Operating Conditions**

(1) The storage or display of inoperable vehicles or equipment shall be prohibited, with exception to designated storage areas permitted under an approved Accessory or Collocated use.

(2) No vehicles or equipment shall be stored or displayed on-site except those intended for sale, rental or lease. An exception shall be permitted for new motor vehicle or equipment inventory owned by another dealership, provided that such vehicles or equipment is of the same type approved for the subject site. **[Partially relocated from Art. 4.B.2.C.39.b.4), Operating Conditions]**

**b) Loading Spaces**

Loadings spaces shall be setback a minimum of 100 feet from an existing residential use or vacant parcel with a residential FLU designation. **[Partially relocated from Art. 4.B.2.C.39.j, Parking]**

**c) Required Parking**

Parking for vehicle storage, sales or display may not be counted toward meeting the number of off-street parking spaces required for customers and employees. **[Partially relocated from Art. 4.B.2.C.39.b)1), Bull Pen Storage]**

**2) Standards for Bull Pen Storage**

**a) Location or Design**

Bull Pen Storage areas shall be located towards the side or rear of the property and designed in a manner that clearly distinguishes the storage area from vehicle showroom or Outdoor Display areas, by placement behind buildings, or through use of opaque fences, walls or landscape barriers a minimum of six feet high.

**b) Outdoor Storage**

Bull Pen Storage areas shall comply with the Outdoor Storage area requirements of Art. 5, Supplementary Standards. This shall not preclude the ability to seek Variance relief.

**3) Standards for Display Areas**

**a) General**

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT J

COMMERCIAL USES
SUMMARY OF AMENDMENTS
(Updated 12/14/16)

No vehicle shall be parked, stored or displayed with its hood or trunk open. Motor vehicles on display shall not be elevated in full or in part. [Partially relocated from Art. 4.B.2.C.39.b.2), Display]

b) Barrier

A barrier shall be provided between display areas, and customer parking, related driveway access or drive isles. This barrier may be in the form of a landscape strip, curbing, removable bollards, or other suitable barrier approved by the DRO. [Partially relocated from Art. 4.B.2.C.39.j.3, Standards for Display Areas), General]

c) Design Standards

Display areas shall conform to Article 6, PARKING, except for space striping. [Partially relocated from Art. 4.B.2.C.39.b)1), Bull Pen Storage]

Reason for amendments to Vehicle Sales and Rental in the Use Matrix: [Zoning]
1. Reorganize approval processes based on new Type of Vehicle Sales, with the Light category generally permitted in most Commercial Zoning districts and Heavy is similarly limited to the CH FLU and Industrial districts.

13641.Veterinary Clinic

HISTORY: The Veterinary Clinic use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and Supplementary Use Standards were amended by Ord. 1995-008, 1998-011, 1997-037, 2001-001, 2003-067, 2005-002, 2009-040, 2010-005, 2010-022, 2010-055, and 2011-016.

Reason for amendments: [Zoning]
1. Revise the Approval Process standard to clarify between optional and zoning district specific regulations.
2. Delete Extended Care as the definition addresses temporary boarding.

a. Definition

An establishment engaged in providing medical care, treatment and temporary boarding for animals.

a. District Specific Regulations

1) AR and AGR Districts

Shall be limited to livestock only and located on a minimum of five acres. [Ord. 2010-055] [Relocated to Standard c, Lot Size - AR and AGR Districts, below]

2) CN District

Shall not have outdoor runs, nor occupy more than 3,000 square feet of GFA. [Ord. 2010-055] [Relocated to Standard d.1, CC and CN Zoning Districts, below]

3) LCC and TDD Districts

Shall not include outdoor runs, nor occupy more than 5,000 square feet of GFA. [Ord. 2010-005] [Ord. 2010-055] [Relocated to Standard d.2, MUPD with CL FLU Designation, LCC and TDD Districts, below]

4) Infill Redevelopment Overlay

Shall not include outdoor runs. Boarding facilities shall comply with the standards for a type III commercial kennel. [Ord. 2010-005] [Ord. 2010-055] [Partially relocated to Standard d, Zoning District, and Standard d.3, Zoning District, Infill Redevelopment Overlay, below]

b. Approval Process - AGR, AR, CLO Zoning Districts and MUPD with CL, CLO FLU Designation Exceptions for Limited Facilities

A Veterinary Clinic may be permitted by Right in AGR, AR, CLO Zoning Districts and MUPD with CL, CLO FLU designation any district where the use is permitted pursuant to Table 3.E.1.B, PDD Use Matrix or Table 4.A.3.A, Use Matrix, subject to the following limitations: [Ord. 2010-055]

- 1) GFA shall not exceed 5,000 square feet; and, [Ord. 2010-055]
2) Shall not include outdoor runs. [Ord. 2010-055]

c. Lot Size - AR and AGR Districts

Shall be located on a minimum of five acres. [Ord. 2010-055] [Partially relocated from District Specific Regulations, AR and AGR Districts, above]

d. Zoning District

A Veterinary Clinic shall not have outdoor runs and limited to the following:

1) CC and CN Zoning Districts

Shall not occupy more than 3,000 square feet of GFA. [Ord. 2010-055] [Partially relocated from District Specific Regulations, CN District, above]

2) MUPD with CL FLU Designation, LCC and TDD Districts

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ]. ... A series of four bolded ellipses indicates language omitted to save space.



EXHIBIT J

COMMERCIAL USES  
SUMMARY OF AMENDMENTS

(Updated 12/14/16)

	not fit the definition of Elementary or Secondary School, and which are typically for young adults.
5.	Allow the use as Permitted by Right in the CN Zoning District and change the approval from Class A Conditional Use to Permitted by Right in the CC Zoning District limited to 3,000 SF. This provision provides consistency with the scale of the uses expected in these zoning districts.
6.	Delete standard that makes the use subject to Class A Conditional approval in the AGR, CC, CG and LCC Zoning District. The use is not permitted in AGR Zoning District therefore this provision has not been applicable. To address all other zoning districts contained in the standard, specific provisions have been added to limit the use of heavy equipment utilized for instructional purposes to be only permitted in Industrial Zoning Districts, for compatibility reasons with similar uses and activities.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22

**a. Definition**

An establishment, that is not an elementary or secondary school, offering regularly scheduled instruction and training in industrial, mechanical, construction, technical, commercial, clerical, managerial or artistic trade skills ~~such as business, real estate, building and construction trades, electronics, computer programming and technology, automotive or aircraft mechanics and technology, or other type of vocational instruction.~~  
[Partially relocated to Standard b, Typical Uses, below]

~~**b. AGR-PUD**~~

~~A Vocational School is not permitted.~~

**b. Typical Uses**

A Vocational Institution may include but is not limited to business, real estate, building and construction trades; machinery operation and repair; electronics, computer programming and technology; automotive or aircraft mechanics and technology; beauty or art school or instruction leading to a high school diploma. [Partially relocated from Vocational School definition, above, and Personal Services definition]

**c. Zoning District - CN and CC**

Shall be limited to 3,000 square feet of GFA.

~~**a. AGR, CC, CG and LCC Districts**~~

~~A vocational school shall not involve heavy equipment or machinery, motor vehicle engines, or aircraft unless approved as a Class A conditional use. [Ord. 2010-005]~~

7.	Additional provisions have been included to limit the use to be indoor only when located in commercial zoning districts or when separated from residential 250 feet. This amendment is to prevent possible nuisances that may affect residential uses.
----	--

23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40

**d. FLU Designation - Industrial**

A Vocational Institution that requires the use of heavy machinery, mechanical, construction or industrial equipment such as auto repair, masonry, automotive operation or repair, metal fabrication, welding, mechanical or electrical repair shall be limited to sites with Industrial FLU designation excluding Commercial pod of a PIPD. [Ord. 2012-027] [Partially relocated from PIPD Industrial Use Zones, below]

**be. Nuisances**

The use shall be conducted within an enclosed building in a non-industrial zoning district where the use is allowed unless separated 250 feet from a parcel of land with a Residential FLU designation or use.

**c. PIPD Industrial Use Zones**

~~A vocational school within a Light or General Industrial Use Zone shall be limited to educational instruction specifically related to manufacturing, trades that require the use of heavy machinery, such as welding, mechanical or electrical repair, or other similar uses typically associated with industrial land use zones. [Ord. 2012-027] [Partially relocated to Standard d, FLU Designation - Industrial, above]~~

<b>Reason for amendments to Vocational School in the Use Matrix: [Zoning]</b>	
8.	Allow the use in CN Zoning District and the development area of an AGR TMD. In the CN Zoning District the use will be limited to 3,000 SF and TMD is intended to be mixed use, therefore the use is expected in that district.
9.	Change the approval process from Class A Conditional use to Permitted by Right in CHO Zoning District as the use will be limited to 3,000 SF for consistency with the use size expected in that area.
10.	Change from Class A Conditional Use approval to Permitted by Right in the Institutional Public Facilities (IPF) Zoning District, Commercial pod of PUD, MUPD and MXPD with CL and Economic Development Center (EDC) FLU designation, and the LCC with CL FLU designation as the use is intended to be in commercial zoning districts and expected to be indoor or away from residential as least 250 feet to prevent any impacts.
11.	Change the approval process from DRO to Permitted by Right in MUPD with INST FLU designation

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT J**  
**COMMERCIAL USES**  
**SUMMARY OF AMENDMENTS**  
(Updated 12/14/16)

as it is an institutional use expected in that area.

12. Change from Class A Conditional Use approval to Permitted by Right in the Light Industrial and General Industrial pods of PIPD as the use is limited to institutions oriented to include heavy equipment in the vocational programs.

**141-43. Work/Live Space**

**Reason for amendments:** [Zoning]

1. Establish a cross-reference to Table 3.B.14.E, WCRAO Sub-area Use Regulations to clarify variances cannot be requested for the approval of Work/ Live in the NR Sub-area of WCRAO. See additional deletions to redundant Work/Live Space standards located under the Multiple Use Planned Development (MUPD) district.

**a. Definition**

A space within a building that is used jointly for residential and any non-residential use permitted in the Zoning district, where permitted by the FBC, where the residential space is accessory to the primary use as a place of work. [Ord. 2004-040] [Ord. 2006-004] [Ord. 2007-013] [Ord. 2010-005]

**ba. Non-residential Designation**

Both residential and non-residential square footage shall be counted towards the maximum FAR allowed for the district. [Ord. 2010-005]

**cb. Floor Area**

Shall not exceed 1,000 square feet of living area. [Ord. 2004-040]

**de. Office Space**

A minimum of ten percent of the living area shall be designated as office space. [Ord. 2004-040]

**ed. WCRAO**

~~Shall be permitted in accordance with Work/ Live is prohibited in the NR Sub-area per~~ Table 3.B.14.E, WCRAO Sub-area Use Regulations. [Ord. 2007-013]

**Reason for amendments to Work/Live Space in the Use Matrix:** [Zoning]

2. Amend to allow Work/Live Spaces in the Commercial Low Office (CLO) and Community Commercial (CC) Zoning districts subject to Class A Conditional Use approval, and in the Commercial High Office (CHO) and General Commercial (CG) Zoning districts, subject to Development Review Officer (DRO) approval, in order to expand opportunities for small businesses such as artist lofts, or business or professional uses, etc. While the uses are Permitted by Right in comparable Planned Development Districts (PDDs), additional scrutiny is required in standard districts to ensure that the parking and site layout is compatible with the residential component of the Work/Live Space.
3. Amend to allow Work/Live Spaces to be Permitted by Right where currently subject to Class A Conditional Use approval in a Traditional Marketplace Development (TMD). TMDs are subject to Preliminary and Final Site Plan approval, are subject to more holistic parking regulations allowing for changes in use, and include a higher level of pedestrian walkability and amenities which easily accommodate the Work/Live Space use.
4. Amend to allow the Work/Live Space in an Agricultural Reserve TMD as Permitted by Right. As implied above, TMDs are a good fit for the Work/Live Space use and existing regulatory review or design standards address any issues associated with incorporation of this use.

U:\Zoning\CODEREV\2016\BCC Hearings\URP\1 - RPA\4B Exh. D2 - Commercial Uses.docx

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D3

RECREATION USES  
SUMMARY OF AMENDMENTS  
(Updated 12/6/16)

1  
2 Part 1. New ULDC Art. 4.B.3, Recreation Uses, is hereby established as follows:

3 **CHAPTER B USE CLASSIFICATION**

4 **Section 3 Recreation Uses**

5 **A. Recreation Use Matrix**

Reason for amendments: [Zoning]
1. Consolidate all zoning districts into one Use Matrix to improve ease of use and better delineate differences in approval processes for standard, Planned Development Districts (PDDs) or Traditional Development Districts (TDDs). Tables consolidated are as follows: Table 3.B.15.F, Infill Redevelopment Overlay (IRO) Permitted Use Schedule; Table 3.B.16.E, Priority Redevelopment Area (PRA) Use Matrix; Table 3.E.1.B, PDD Use Matrix; Table 3.F.1.F, TDD Use Schedule; and, Table 4.A.3.A, Use Matrix.
2. Include footnote in the Use Matrix to ensure the Code user reviews the Supplementary Use Standards applicable to every individual use when determining the applicable approval process. Since the Use Matrix is intended to show the most restrictive approval process and some uses may be shown prohibited or with a specific approval process, the Supplementary Use Standards may contain additional provisions that allow the use to be subject to a lower level of approval when specific provisions are met.

7  
8 (This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**. .... A series of four bolded ellipses indicates language omitted to save space.



EXHIBIT D3

RECREATION USES  
SUMMARY OF AMENDMENTS  
(Updated 12/6/16)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30

<b>Reason for amendments:</b> [Zoning]
1. Clarify that recreation uses are prohibited to include any kind of gaming or pari-mutuel betting when located in the Agricultural Reserve (AGR) Tier for consistency with the Comprehensive Plan policy 1.5-p. This provision was relocated from Supplementary Use Standards contained in Arena, Auditorium or Stadium and Commercial Equestrian Arena.

**B. General Recreation Standards**

**1. Tier Specific**

*Pari-mutuel betting or gaming is prohibited in the Agricultural Reserve (AGR) Tier.*

**C. Definitions and Supplementary Use Standards for Specific Uses**

**1. Arena, Auditorium or Stadium or Amphitheater**

**HISTORY:** The Arena, Auditorium, or Stadium use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ord. 1999-037, 2001-062, and 2003-067.

<b>Reason for amendments:</b> [Zoning]
1. Remove Auditorium from the use name and include Amphitheater as it is the most common term that describes an outdoor facility designed for performances.
2. Revise definition to clarify that the use is intended to be for large sport events or performance. Convention center, exhibition halls and conference center will be relocated to be addressed as civic use, tentatively under revised assembly use or similar.
3. Delete provision related to location of the use in the Rural Residential (RR) Future Land Use (FLU) designation associated with the Commercial Recreation (CRE) Zoning District as this zoning district is not consistent with that FLU designation.
4. Delete limitation of lot size as the minimum standards already existing in the Code such as the zoning district property development regulations, landscaping, drainage and parking spaces should dictate the minimum lot size needed for the use to function.
5. Clarify that vehicular access has to be from Collector or Arterial Street to prevent vehicular traffic to and through local streets in nearby local streets.
6. Relocate pari-mutuel betting prohibition to the new section General Recreation standards in order to make this regulation applicable to all recreation uses when located in the AGR Tier for consistency with Comprehensive Plan policy 1.5-p.

**a. Definition**

*An ~~open, partially or fully enclosed facility establishment open, partially or fully enclosed~~ primarily used or intended for commercial spectator sports, or entertainment performance. ~~Typical uses include convention and exhibition halls, large conference centers, sports arenas, jai alai frontons, amphitheaters and racetracks~~ [Relocated to new b., Typical Uses, below]*

**b. Typical uses**

*Typical Uses include sports arenas, jai alai frontons, racetracks, and concert halls. [Relocated from a., Definition, above]*

**CRE District**

*An arena, auditorium or stadium use shall not be located in an RR FLU designation.*

**b. Lot Size**

*A minimum of five acres.*

**c. Frontage Location**

*A minimum of 200 feet of frontage ~~on a public street providing the primary access is required. All vehicular access shall be from an~~ on a Collector or a Arterial street from which primary point of vehicular access shall be provided.*

**d. AGR District or FLU Designation**

*Paramutal betting is not permitted.*

<b>Reason for amendments to Arena or Stadium or Amphitheater in the Use Matrix:</b> [Zoning]
7. No changes are recommended to the approval process.

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT D3**

**RECREATION USES  
SUMMARY OF AMENDMENTS  
(Updated 12/6/16)**

1  
2

**242. Campground**

<b>HISTORY:</b> The Campground use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ord. 1999-037, 2001-029, 2001-100, and 2005-002.
<b>Reason for amendments:</b> [Zoning]
1. Amend definition to add Recreational Vehicles (RV) to the use, as this is a better reflection of reality.
2. With the revision of the use to include RVs the setback should be for all sites (camp and RV), not just campsites.
3. Differentiate between the uses campsite and RV site to show how they are to be distinguished, and what type of activity is to take place on the site. Campsites are intended for more rustic type of camping in tents or pop-up trailers, or in camping cabins, and RV sites are to be improved with paved parking for the RV unit and the accompanying vehicle.
4. Add provisions regulating the number of RV sites and campsites which may be located in a campground based on the Future Land Use (FLU) designation of the property. The lower the underlying density, the less sites one can have. The table is intended to clearly indicate that the number of sites per acre is campsite OR RV site, not both.
5. The table contains a footnote for the AP, Agricultural Production Zoning District to clarify that the table only applies to AP zoned land in the LOSTO, Lake Okechobee Scenic Trail Overlay.

3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18

**a. Definition**

A parcel of land used for a temporary camping and recreational vehicle (RV) uses, and not as permanent living quarters. [Ord. 2005-002]

**ab. Lot Size**

A minimum of five acres or the minimum required by the district, whichever is greater.

**c. Use**

**1. Campsite**

Campsites are predominantly intended for use by patrons occupying tents, pop-up style campers, or Camping Cabins.

**2. RV Site**

RV sites are primarily intended to accommodate RVs, and shall be improved with a paved parking pad for the RV and one passenger vehicle.

**d. Intensity**

Campgrounds may be developed at the following intensities:

**Table 4.B.3.C – Campground Intensity**

Zoning Districts		# of Sites/Acre (2)	
Standard		Campsites	RVs
AP (1)		10/Acre	N/A
PC		10/Acre	N/A
PO		12/Acre	6/Acre
LPE		12/Acre	
CRE		12/Acre	
<b>PDD</b>			
MUPD	CR FLU	16/Acre	8/Acre
RVPD	RR FLU (3)	10/Acre (3)	4/5 Acres
	CR FLU	24/Acre	12/Acre
<b>[Ord.]</b>			
<b>Notes:</b>			
1.	<u>In the LOSTO only.</u>		
2.	<u>The acreage used to calculate campsites cannot be used to calculate RV sites, or vice versa. Campsites and RV sites may be interspersed throughout the site.</u>		
3.	<u>RVPDs existing prior to the adoption of this ordinance shall be considered conforming for intensity.</u>		

19  
20  
21

(This space intentionally left blank)

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D3

RECREATION USES  
SUMMARY OF AMENDMENTS  
(Updated 12/6/16)

1

<b>HISTORY:</b>	
<b>Reason for amendments:</b> [Zoning]	
6.	Relocated and change the duration in which someone may reside in a Camping Cabin to apply to campsites. The duration noted in 3.E.7.D is 180 days. This is in excess of identified standards of other jurisdictions. The duration of stay is to show that campsites and camping cabins may be occupied by the same person(s) up to 30 days in a six month period, and in accordance with State Statutes, RV sites may be occupied by the same person(s) up to 180 days.
7.	Create a subsection to deal with Accessory Uses, specifically camping cabins, and a general retail facility specifically to serve the needs of the campground and RV occupants.
8.	Relocate and revise the maximum number of camping cabins permitted in a campground. Clarify that the maximum number of approved sites (both camp and RV) which can be used to site a camping cabin is limited to 30%.
9.	Delete the requirement that camping cabins must comply with the Building Code. This is mandatory by State law, and redundant.
10.	Remove reference to Recreational Vehicle Planned Development (RVPD), which is a Planned Development District located in Article 3, from the subsection dealing with camping cabins. Camping cabins in an RVPD need to be addressed in Article 3.
11.	Clarify that the setback for camping cabins is based on the setback for campsites, not RV sites. There are not setbacks for RV sites identified in this use.
12.	Change the standard regarding the location of camping cabins in-lieu of RV sites to sites in general.
13.	Simplify setbacks for Camping Cabins to apply a standard 50 foot setback from the perimeter of the project for all sites in the campground.

2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44

**be. Setback for RV or Camp Sites Campsites**

All sites shall be set back a minimum of 50 feet from any property line.

**ef. Duration of Stay**

**1) Campsites and Camping Cabins**

~~Time limitations for occupancy shall be in accordance with Article 3.E.7.D, Time Limitations. A maximum of 30 consecutive days in a six month period.~~

**2) RV Sites**

a) No person shall reside or be permitted to reside in a RV site for more than 180 days per calendar year. [Relocated from Art. 3.E.7.D.1, Residence]

**b) Record Keeping**

The Campground owner or operator shall keep the following records: [Partially relocated from Art. 3.E.7.D.2, Record Keeping]

(1) the make, model, and year of each RV; [Relocated from Art. 3.E.7.D.2.a.]

(2) the lot on which each RV is/was located; [Relocated from Art. 3.E.7.D.2.b.]

(3) the dates of occupancy for each RV owner; and [Relocated from Art. 3.E.7.D.2.c.]

(4) the name and permanent address of each RV owner. [Relocated from Art. 3.E.7.D.2.d.]

**c) Mobility**

The mobility of each recreational vehicle shall be maintained at all times. All recreational vehicles shall be currently licensed by the State of Florida, or the state of residency of the RV owner. The license plate shall be visible at all times. [Relocated from Art. 3.E.7.D.3, Mobility]

**g. Accessory Use**

**1) Camping Cabin**

**a) Definition**

A rental cabin used for temporary occupancy.

**4b) Use**

A camping cabin ~~shall may~~ be ~~permitted allowed~~ as an accessory use to a ~~RVPD~~ or campground.

**2c) Structure Number**

~~The cabin shall comply with all structural requirements of the Building Code.~~

A maximum of 30 percent of the total approved campsites may be used for camping cabins use. [Partially relocated from old c.9), Number, below]

**3) Duration**

~~Time limitations for occupancy shall be in accordance with Article 3.E.7.D, Time Limitations.~~

**4) Setback**

~~Camping cabins shall meet the setbacks required for a recreational vehicle.~~

**5) Location**

~~A camping cabin may be located on a recreational vehicle lot or campsite in lieu of a recreational vehicle or campsite.~~

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].

~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D3

RECREATION USES  
SUMMARY OF AMENDMENTS  
(Updated 12/6/16)

1  
2  
3  
4  
5  
6  
7  
8  
9

**6d) Floor Area**

A camping cabin shall not exceed 800 square feet of GFA.

**7e) Additional Floor Area**

Floor area under a solid roof that is utilized as a porch, patio, porte cochere, or carport shall not exceed 500 square feet.

**8f) Amenities**

A camping cabin may contain electrical outlets (excluding 220 volt), heating, lighting, air conditioning, ~~fans~~, cooking facilities and plumbing.

Reason for amendments: [Zoning]	
14.	Delete the standard allowing up to 49% of the sites to be occupied by Camping Cabins. This is direct conflict with the previous standard allowing no more than 30% of sites to be "converted" from campsites to cabins.
15.	Permit the establishment of a small accessory general retail sales component to a campground subject to: <ul style="list-style-type: none"> <li>Limited to 2,500 square feet of gross floor area (GFA), including storage;</li> <li>Located to the interior of the campground with no exposure to external abutting streets;</li> <li>Requiring one parking space per 500 square feet of GFA, including storage, plus on space per employee on duty;</li> <li>Signage limited to wall signage on the front elevation of the building, not freestanding signage, and no signage associated with the retail facility visible to the exterior of the campsite.</li> </ul>
16.	Amend the section dealing with the LOSTO, Lake Okeechobee Scenic Trail Overlay to: <ul style="list-style-type: none"> <li>Remove the word "Overlay" from the title, as it is redundant;</li> <li>Specify uses to allow differentiation between Campgrounds and Camping Cabins, as Camping Cabins in the LOSTO have historically been treated differently in that they can be an accessory to a single family dwelling, or a principal use;</li> <li>Specify that Campgrounds without RV sites are permitted in the LOSTO through a DRO approval; and,</li> <li>Clarify that Camping Cabins as an accessory to a single family residence or as a principal use may be allowed through issuance of a Special Permit, as opposed to a Special Use. The ULDC does not identify a Special Use as an approval process in Article 2.</li> </ul>

10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39

~~9) Number~~

~~A maximum of 30 percent of the total approved RV lots or campsites may be converted to cabin use.~~ [Relocated to new g.1)c), Accessory Use, above]

~~10) Camping Cabin Lots~~

~~At no time shall the number of camping cabins exceed 49 percent of the developed lots or campsites.~~

**2) Retail Sales, General**

A camp store selling goods intended for consumption and use by the patrons of a campground shall be allowed pursuant to the following:

**a) Size**

Shall not exceed 2,500 square feet of GFA, including storage.

**b) Location**

Shall be located to the interior of the campground, and shall not be accessible from any external roads abutting the campground property.

**c) Parking**

Shall provide one parking space per 500 square feet of GFA, plus one space per employee on duty.

**d) Signage**

Signage shall be limited to a maximum of 25 square feet of wall signage located on the front façade of the building, and shall not be visible from the exterior of the campground. Freestanding signs shall be prohibited.

**Dh. LOSTO Overlay**

A Campground or Camping Cabins may be located on parcels within the LOSTO where the use is not allowed by the Use Matrix, subject to the following:

**1) Campground**

A campground without RV sites may be allowed in the LOSTO subject to DRO approval.

(This space intentionally left blank)

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D3

RECREATION USES  
SUMMARY OF AMENDMENTS  
(Updated 12/6/16)

2) Camping Cabins

A camping cabin ~~shall~~may be allowed as a principal use, or as an accessory use to a ~~s~~Single ~~f~~Family dwelling, subject to approval as a ~~special~~Special use Permit and the following:

a) **Density**

A maximum of ten camping cabins per acre when developed as principal use.

b) **Setback**

A minimum of 25 feet from all property lines,

c) **Occupants**

Only users of the LOSTO Trail, such as hikers, bikers and tourists, shall be allowed to occupy the cabins.

**Reason for amendments to Campground in the Use Matrix:** [Zoning]

17. Staff recommends deletion of the use from the AP, Agriculture Production Zoning District, as this district is typically not intended to support recreation activity, with the exception of the LOSTO, Lake Okeechobee Scenic Trail Overlay, which is intended to support tourism.

453. **Entertainment, Indoor**

**HISTORY:** The Indoor Entertainment use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ord. 1997-014, 1998-011, 1999-037, 2003-067, 2005-002, 2010-005, and 2012-007.

**Reason for amendments:** [Zoning]

1. Revise definition to clarify that Indoor Entertainment includes such indoor recreational activities as skating (ice and roller), paintball, and soccer. This is intended to be an example, not a definitive list.
2. Delete CRE Zoning District standard related to Rural Residential (RR) FLU designation as the zoning district is not consistent with that FLU designation.
3. Delete reference to IL, since the use is to be prohibited in IL.
4. Add Mixed Use Planned Development (MXPD) and Planned Industrial Park Development (PIPD) Zoning districts to 3,000 sq. ft. exemption from more restrictive review process.
5. Delete provision for banquet or reception facility as principal use. This provision has never been used, and the concept is not common to this region as it is elsewhere. The use of banquet and reception facility should be addressed with Restaurants, Catering Service, or with Nonprofit Institutional or Membership Assembly.

a. **Definition**

An establishment offering recreational opportunities or games of skill to the general public for a fee ~~or charge and in a~~ wholly enclosed ~~in a~~ building. ~~Typical uses include bowling alleys, bingo parlors, pool halls, billiard parlors and video game arcades.~~ [Ord. 2005-002] [Ord. 2012-007] [Partially relocated to new b., Typical Uses, below]

b. **Typical Uses**

Indoor Entertainment may include, but not be limited to: bowling alleys, bingo parlors, pool halls, billiard parlors and video game arcades. [Partially relocated from a., Definition, above]

~~a.~~ **CRE District**

~~An indoor entertainment shall not be located in a CRE district with RR FLU designation.~~

~~b.~~ **IL District**

~~An indoor entertainment facility exceeding three acres in the IL district, the use shall rezone to the CRE district.~~

~~cb.~~ **CC, CG, and MUPD, MXPD and PIPD Districts**

~~1) An indoor eEntertainment use encompassing less than 3,000 square feet of floor area is a may be pPermitted use by rRight.~~

~~2) Banquet and reception facilities as a principal use are subject to Class A conditional use or requested use.~~

**Reason for amendments to Entertainment, Indoor in the Use Matrix:** [Zoning]

6. Delete from IL Zoning District. Currently the use is allowed in the IL Zoning District as DRO. However, but is not allowed in Planned Development Districts with an IND FLU designation or Pod, therefore, the use is proposed to be deleted from the IL Zoning District.

7. Because of the level of scrutiny PDDs are given in their approval process, it is proposed that the use be reviewed by the Development Review Officer (DRO) in the following zoning districts:

- Multiple Use Planned Development (MUPD) with a Commercial High (CH) FLU designation;
- MXPD with a CH FLU designation; and
- Lifestyle Commercial Center (LCC) with a CH FLU designation.

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D3

RECREATION USES  
SUMMARY OF AMENDMENTS  
(Updated 12/6/16)

8. Change the use from Permitted by Right to DRO review in the Commercial (COM) Pod of a PIPD to ensure that the use is truly oriented to serve those employed within the district or residing therein.

**464. Entertainment, Outdoor**

**HISTORY:** The Outdoor Entertainment use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ord. 1993-004, 1999-037, 2003-067, 2005-002, and 2009-040.

**Reason for amendments:** [Zoning]

- 1. Revise definition to:
  - Clarify commercial activity and;
  - Relocate "Archery Ranges" to Shooting Range use.
- 2. Delete Commercial Recreation (CRE) Zoning District Supplementary Use Standard. The standard, as written, excludes privately owned commercial recreation. The County has a zoning district that specifically focuses on public ownership and is consistent with all FLU designations.
- 3. Delete Community Commercial (CC) Zoning District Supplementary Use Standard. The use is allowed as a Class A Conditional Use. The definition of CC in the ULDC does not clearly delineate the meaning of community nature and neighborhood serving. Determination of "community nature" and "neighborhood serving" would be discussed during the review process and confirmed by the BCC.
- 4. Delete IL Zoning District Supplementary Use Standard. The use will be deleted from the Use Matrix and the standard will no longer apply.
- 5. Location Supplementary Use Standard to be revised. Delete the words "paved public" and minimum frontage requirement from the standard.

**a. Definition**

An establishment offering entertainment recreational opportunities or games of skill to the general public where any portion of the activity takes place in the open for a fee, excluding golf courses and public parks. ~~Typical uses include archery ranges, athletic fields, batting cages, golf driving ranges, water skiing facilities, tennis courts, go-cart tracks, miniature golf courses, paintball fields, jet skiing, and wind surfing. [Ord. 2005-002]~~ **[Partially relocated to new b., Typical Uses, below]**

**a. CRE District**

~~Shall not be located in a CRE district with an RR FLU designation unless owned or operated by a public agency, or approved as a Class A Conditional Use, subject to the following additional criteria: [Ord. 2005-002]~~

- 1) ~~Maximum size 20 acres. [Ord. 2005-002]~~
- 2) ~~Maximum FAR 0.05. [Ord. 2005-002]~~
- 3) ~~Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m. [Ord. 2005-002]~~
- 4) ~~Frontage shall be required on a roadway designated as a Florida Intrastate Highway System (FIHS) or Strategic Intermodal System (SIS) facility. [Ord. 2005-002] [Ord. 2009-040]~~
- 5) ~~Shall not be located within 1,320 feet of any other privately owned outdoor entertainment use with a RR FLU designation. [Ord. 2005-002]~~

**b. Typical Uses**

~~Typical uses include athletic fields, batting cages, golf driving ranges, water skiing facilities, tennis courts, go-cart tracks, miniature golf courses, paintball fields, jet skiing, and wind surfing. [Ord. 2005-002]~~ **[Partially relocated from a., Definition, above]**

**b. IL District**

~~The use shall rezone to the CRE district if exceeding three acres in size.~~

**c. CC District**

~~An outdoor entertainment facility shall be limited to uses that are of a community nature and that serve residential neighborhoods within a three to five mile radius.~~

**cd. Location Frontage**

~~Access to an eOutdoor eEntertainment use shall be from a paved public collector or arterial street. The minimum required frontage for the primary point of access shall be 200 feet.~~

**de. Setbacks**

~~No building, structure, trailer, vehicle, mechanical device, or outdoor area shall be located closer to the property line than as follows:~~

(This space intentionally left blank)

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**. .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D3

RECREATION USES  
SUMMARY OF AMENDMENTS  
(Updated 12/6/16)

Table 4.B.1.A3.C – Outdoor Entertainment Setbacks

Adjacent Use	Minimum Setback
Non-residential and streets	50 feet
Residential District or Use	100 feet

**Reason for amendments to Entertainment, Outdoor in the Use Matrix: [Zoning]**  
 6. Delete the DRO approval process from Industrial standard Zoning District and MUPD with IND FLU designation. The Regulation Section of the Comprehensive Plan identifies that the Outdoor Entertainment use is allowed in Commercial, Commercial Recreation and Industrial Future Land Use designations within a PIPD. Existing approvals within the IL standard Zoning District and MUPD with IND FLU designation will be deemed legal non-conforming uses.

**565. Fitness Center**

**HISTORY:** The Fitness Center use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ord. 1994-023, 2001-100, 2003-067, 2010-005, and 2012-027.

**Reason for amendments: [Zoning]**

- Delete Multifamily Residential (RM) Zoning District Supplementary Use Standard for consistency with deletion of the use approval in the Use Matrix. The 3,000 square footage limitation ~~is~~ still remains applicable to Neighborhood Commercial (CN) Zoning District.
- Remove General Commercial (CG) Zoning District Supplementary Use Standard that allows the use to be Permitted when less than 15,000 SF. The use is here now proposed to be Permitted by Right as indicated in the Use Matrix without restriction on the square footage.
- Provide consistency between the square footage in Table 4.A.3.A, Threshold of Projects Requiring DRO approval, where the threshold for CC Zoning District is 8,000 SF, and the Supplementary Use Standard that allows a Fitness Center in CC Zoning District. This amendment modifies the minimum square footage from 15,000 SF to 8,000 SF for the use to be Permitted by Right and creates a second threshold for Fitness Center between 8,000 SF and 15,000 SF that previously to be DRO approval instead of Permitted by Right. Above those thresholds the use is subject to Class A Conditional Use in the CC Zoning District.
- Delete Commercial High Office (CHO) Zoning District from the provisions that allow the use to be Permitted by Right when less than 15,000 SF for consistency with the intent of that district to include mainly uses of office nature and deletion of the use approval in the Use Matrix.
- Delete CRE Zoning District standard related to RR FLU designation as the zoning district is not consistent with that FLU designation.

**a. Definition**

An ~~enclosed building or structure~~ establishment containing multi-use facilities for conducting recreational sport activities, such as: aerobic exercises, weight lifting, running, swimming, racquetball, handball, and squash. This use also includes ~~dance studios and karate schools. A fitness center may also include the following customary accessory activities as long as they are intended for the use of the members of the center and not for the general public: babysitting, food service, and the serving of alcoholic beverages consumed on the premises.~~ **[Relocated under Typical Activities, below]**

**b. Typical Activities**

Typical sport activities may include but is not limited to aerobic exercises, weight lifting, running, swimming, racquetball, handball, squash, dance studios and martial arts studios. **[Relocated from Definition, above]**

**a. RM and CN Districts**

~~Shall not occupy more than 3,000 square feet of GFA or have outdoor activities.~~ **[Partially relocated under d. below]**

**b.c. CC, CHO, CG Districts and PDDs Approval Process – CC Zoning District**

- 1) A ~~f~~Fitness ~~e~~Center that has less than ~~15,000~~ 8,000 square feet of GFA shall be ~~permitted by right~~ Permitted by Right. **[Ord. 2010-005]**
- 2) A Fitness Center with more than 8,000 square feet but less than 15,000 square feet shall be subject to DRO approval.

**c. CRE District**

~~Shall not be located in a CRE district with an RR FLU designation.~~

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
 .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D3

RECREATION USES  
SUMMARY OF AMENDMENTS  
(Updated 12/6/16)

6.	Delete Supplementary Use Standard related to the use in Light Industrial pod of PIPD. As proposed in the Use Matrix, the use is no longer allowed in that zoning district therefore the standard is not applicable.
7.	Recognize existing approvals for Fitness Center in IL and Industrial Light pod of PIPD by considering them legal non-conforming in order to address prohibition of the use in industrial zoning districts.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11

**d. PIPD Light Industrial Use Zone**

~~A fitness center in a Light Industrial Use Zone of a PIPD shall primarily serve the workforce or residential population within the PIPD. [Ord. 2012-027]~~

**d. Zoning District - CN Zoning District**

~~The use shall be limited to 3,000 square feet of GFA when located in CN Zoning District and shall not include outdoor activities. [Partially relocated from a. above]~~

**e. Existing Approvals – IL Zoning District and Industrial Light pod of PIPD**

~~A Fitness Center legally established in the IL Zoning District or Industrial Light pod of a PIPD prior to the effective date of this ordinance shall be considered legal conforming.~~

<b>Reason for amendments to Fitness Center in the Use Matrix: [Zoning]</b>	
8.	Delete from the RM Zoning District as any form of this use open to the general public would not be consistent with the purpose and intent for a residential district. There are other provisions to allow for similar uses where limited to residents of a residential development.
9.	Amend the approval process in CN Zoning Districts from Class B Conditional Use approval to Permitted by Right. The Supplementary Use Standard limiting the building to 3,000 SF and no outdoor activities makes the structure consistent with the neighborhood character of the CN Zoning District and the prohibition of outdoor activities protects surrounding residential from nuisances.
10.	Delete from IL Zoning District to keep industrial land limited to industrial uses or uses of an industrial nature.
11.	Delete from CHO Zoning District, MUPD with CHO FLU designation, and MXPD with CHO FLU designation as the CH-O FLU designation is intended to support mainly office related uses as contained in the FLU Element Section III.C.2 of the Comprehensive Plan for Commercial Office Uses.
12.	Amend the approval process from Class A Conditional Use to Permitted by Right in CG Zoning District and MUPD with CH FLU designation to make the use consistent with expected intensity in CH FLU designation. In the CG Zoning District the building square footage will trigger upper level of review (Board of County Commissioners [BCC] approval) when the structure is above 49,999 SF.
13.	Increase the approval process from Permitted by Right to DRO in COM Pod of a PIPD to ensure the use is site planned.
14.	County policies require preservation of industrial land for industrial uses and the approval of Fitness Center in industrial zoning districts is not consistent with the County's directive. Through the draft presented previously to LDRAB, staff inadvertently left the approval of the use in the Industrial Light pod of PIPD in the Use Matrix. This amendment corrects that mistake by removing the approval process from that zoning district, making the use now prohibited.

12  
13  
14

~~626~~. Golf Course

<b>HISTORY:</b> The Golf Course use definition and Supplementary Use Standards were first referenced as part of the 1959 Code, Ordinance (Ord.) 1959-3-BB-59. The definition and Supplementary Use Standards were amended by Ord. 1992-020, 1997-014, 1998-011, 2000-015, and 2003-067.
<b>Reason for amendments: [Zoning]</b>
1. Delete reference to Management Plan. Per the Environmental Resource Management (ERM), this document is required by South Florida Water Management District, and is based on the plans approved by the County. This would be redundant with State Agency requirements.
2. Change reference to clubhouse to be an accessory use to comply with new wording for reordered Supplementary Use Standards.
3. Change fencing to be a subcategory of accessory use due to the specialized nature of the type of fencing being referenced in this standard.
4. Establish Variance Relief Supplementary Use Standard to recognize instances when adjacent uses, streets or easements may need additional protective netting or fencing.

15  
16  
17  
18  
19  
20

**a. Definition**

An facility establishment providing a golf recreation area designed for executive or regulation play along with accessory support facilities, excluding miniature golf.

~~AGR Tier  
1) PUD~~

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D3

RECREATION USES  
SUMMARY OF AMENDMENTS  
(Updated 12/6/16)

~~A golf course is only permitted in the development area of a PUD, subject to the following additional application requirements.~~

~~a) Management Plan~~

~~To protect adjacent farmland from golf course maintenance practices, a maintenance plan shall be developed and complied with in perpetuity. Prior to DRO approval of the master plan, a management plan shall be submitted to and approved by ERM. At a minimum, the management plan shall include the following information:~~

- ~~(1) A Best Management Plan (BMP) detailing procedures for the construction, irrigation, operation, and maintenance of the golf course, designed to prevent contamination of adjacent properties and ground and surface waters;~~
- ~~(2) A Post Management Plan (PMP) designed to prevent contamination of ground and surface water from pesticides, herbicides, and fertilizers; and~~
- ~~(3) A Water Quality Monitoring Plan designed to protect adjacent wetlands and surface waters.~~

b. **Clubhouse Accessory Use**

**1) Clubhouse**

A golf course use may include a clubhouse. In addition to traditional and customary services, the clubhouse may also contain uses such as food service, catering, related retail sales, financial services, and other personal services.

**42) Fencing**

~~Protective~~ Fencing or netting may be erected to protect neighboring property, vehicles, pedestrians, or bicyclists from golf balls, subject to the following restrictions:

a) **Maximum Height Adjacent To**

- (1) Residential Use**  
15 feet.
- (2) Street or Easement**  
30 feet.
- (3) Non-Residential Use**  
30 feet.

b) **Variance Relief**

Request for Type 2 Variance from fence or netting maximum height shall be permitted in accordance with Art. 2, Development Review Procedures.

<b>Reason for amendments to Golf Course in the Use Matrix:</b> [Zoning]
5. Change from Class B to Permitted by Right in PO Zoning District, publicly owned golf course serve a greater public good with minimal impacts under government control.
6. Allow as a Class A Conditional Use in a COM Pod of a PIPD, as Commercial Recreation (CR) FLU designation is not a land use permitted in PIPD.

**792.Park, Neighborhood Infill**

<b>HISTORY:</b> The Park, Neighborhood Infill use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ord. 2001-029, 2003-067, and 2006-055.
<b>Reason for amendments:</b> [Zoning]
1. Minor revision to the use definition.
2. Delete limitation on hours of operation and landscaping standards to defer to Parks and Recreation handbook.
3. Delete limitation on hours of operation and defer to Parks and Recreation. With the prohibition on lighting and other amenities, most parks of this nature will be posted as closed from dusk to dawn.
4. Consolidate redundant minimum setbacks for residential, non residential, and ROW, and allow for reduction of minimum setback for active recreation by the Parks and Recreation Director when compatibility issues are addressed with any adjacent residential uses.

**a. Definition**

~~A public park PBC public parks facilities facility operated by PBC usually less than two and one half acres~~ located in the Revitalization and Redevelopment Overlay as designated by the BCC, ~~or in any residential neighborhood. Infill neighborhood parks, including passive and active recreational facilities, are generally few in number due to size constraints and are developed according to the demands and character of the specific neighborhoods that they serve. Access is primarily pedestrian oriented with no support facilities such as parking lots or restrooms provided.~~ [Ord. 2006-004]

**ba. Lot Size**

A maximum of five acres.

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D3

RECREATION USES  
SUMMARY OF AMENDMENTS  
(Updated 12/6/16)

- ~~b. **Recreational Amenities**~~  
~~Active recreation amenities may include playground equipment and non-regulation basketball courts. [Relocated to new f., Recreational Amenities, below]~~
- ~~c. **Landscaping**~~  
~~Landscaping shall be subject to the PBC Parks and Recreation Department landscape standards.~~
- ~~d. **Minimum Setbacks from Residential Uses**~~
  - 1) **Playground Surface Areas**  
Ten feet.
  - 2) **Structures, Park Furniture and Playground Equipment**  
15 feet.
  - 3) **Active Recreation Facilities**
    - a) A minimum of 15 feet when adjacent to R-O-Ws and parcels of land with a non-residential FLU designation or use.
    - b) A minimum of 25 feet when adjacent to parcels of land with a residential FLU designation or use. The Parks and Recreation Director may authorize a setback reduction to 15 feet, when compatibility issues are addressed with any adjacent residential uses.
- ~~e. **Setbacks from R-O-Ws and Non-residential Uses**~~
  - 1) ~~**Playground Surface Areas**~~  
~~A minimum of ten feet.~~
  - 2) ~~**Structures Park Furniture and Playground Equipment**~~  
~~A minimum of 15 feet.~~
- ~~f. **Hours of Operation**~~  
~~Shall be pursuant to the PBC Parks and Recreation Department.~~
- ~~g. **Restrictions**~~  
~~Sports lighting, parking spaces and permanent sanitary facilities shall be prohibited.~~
- ~~f. **Recreational Amenities**~~  
~~Active recreation amenities may include playground equipment and non-regulation basketball courts. [Relocated to from old b., Recreational Amenities, above]~~

<b>Reason for amendments to Park, Neighborhood Infill in the Use Matrix:</b> [Zoning]
5. Research did not reveal a need for approval process changes.

**893. Park, Passive**

<b>HISTORY:</b> The Park, Passive use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ord. 1997-014, 1999-037, 2006-004, and 2010-005.
<b>Reason for amendments:</b> [Zoning]
1. Minor revision to the use definition and Supplementary Use Standard and relocate Typical Uses to a new Standard. Typical uses reference is not a function of the definition.

- a. **Definition**  
A public or private outdoor recreation area relying on a natural or man-made resource base and developed with a low intensity of impact on the land. ~~Typical uses include trail systems, wildlife management and demonstration areas for historical, cultural, scientific, educational or other purposes that relate to the natural qualities of the area, and support facilities for such activities.~~ [Relocated to new b., Typical Uses, below]
- b. **Typical Uses**  
~~Typical uses include trail systems, wildlife management and demonstration areas for historical, cultural, scientific, educational or other purposes that relate to the natural qualities of the area, and support facilities for such activities.~~ [Relocated from a., Definition, above]
- ca. **PC Zoning District - PC**  
~~In the PC district, a A passive park use shall generally include but not be limited to nature and foot trails; canoe trails; wildlife management performed by official game, fish and wildlife commissions; public hunting and fishing camps; the use of boats, airboats and wheeled and tracked vehicles under policies and regulations prescribed by the appropriate government agencies; hunting and fishing camps on private property under policies prescribed by official game, fish and wildlife commissions; exploration, observation and archeological studies supervised by recognized authorities or persons granted permission to proceed by the State of Florida; preserves and passive recreation areas, and residences for preservation management officers or substantially similar recreational conservation accessory uses. [Ord. 2006-004]~~

**Notes:**  
Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
 .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D3

RECREATION USES  
SUMMARY OF AMENDMENTS  
(Updated 12/6/16)

1

<b>Reason for amendments to Park, Passive in the Use Matrix:</b> [Zoning]	
2.	Change Class A Conditional Use to Permitted by Right in the Agricultural Reserve/ Preserve (AGR/P) Pod of a Planned Unit Development (PUD).
3.	Add as a Permitted by Right use in the following zoning districts: <ul style="list-style-type: none"> <li>• MUPD with an IND and EDC FLU designation.</li> <li>• Neighborhood Center (NC) and Residential (RES) Pods of a Traditional Neighborhood Development (TND) in Urban/Suburban, Exurban and Rural Tiers.</li> <li>• The Comprehensive Plan states that parks are generally permitted in all future land use designations.</li> </ul>

2  
3  
4

**994. Park, Public**

<b>HISTORY:</b> The Public Park use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ord. 1997-014, 2001-029, and 2003-067.	
<b>Reason for amendments:</b> [Zoning]	
1.	Review the definition to clarify government ownership and management of the use.
2.	Expand on the type of parks for consistency with the terminology and classification contained in the Parks and Recreation Department list of Public Parks contained in Article 5.B and the Comprehensive Plan Recreation and Open Space Element
3.	Clarify that uses incidental to the operation of a public park located on Public Ownership (PO) Zoning District that are subject to a different approval process other than Permitted by Right are permitted as collocated. The uses are still subject to the Supplementary Use Standards applicable to every use as contained in the Code.

5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20

**a. Definition**

A park publicly owned or operated by government agencies park or beach that providing opportunities for active or passive recreational activities to the general public.

**b. Type of Parks**

The use includes Regional Park, District Park, Beach Park, and Community Park.

**c. Collocated Uses**

The following shall be collocated uses Permitted by Right in the PO Zoning District when included as part of a Public Park:

- 1) Outdoor Shooting Range limited to non-mechanical equipment archery;
- 2) Arena or Stadium or Amphitheater separated at least 1,500 feet from parcels of land with a Conservation and Residential FLU designation or use.
- 4) Commercial Equestrian Arena;
- 5) Marina limited to docks, wet slips or boat ramps; and,
- 6) Security or Caretakers Quarters.

<b>Reason for amendments to Park, Public in the Use Matrix:</b> [Zoning]	
4.	Streamline the approval process in MUPD with CL FLU designation from Class A Conditional Use to Permitted by Right as PDDs are subject to Public Hearings and opportunities are provided for adjacent residents to participate. In addition the location of the use will be part of a Master Plan.

21  
22  
23

(This space intentionally left blank)

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D3

RECREATION USES  
SUMMARY OF AMENDMENTS  
(Updated 12/6/16)

1067. Gun Club, Enclosed Shooting Range, Indoor

**HISTORY:** The Indoor Shooting Range use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ord. 1999-037.

**Reason for amendments:** [Zoning]

- 1. In 1993, Open Gun Club and Closed Gun Club use definitions and Supplementary Use Standards were consolidated but shown as two separate uses in the Use Matrix. The amendment will rename and separate the uses in the Supplementary Use Standards consistent with the Use Matrix as further specified below.
- 2. Update the definition to clarify that the use is intended for recreation and training, and is not intended to preempt gun ranges exempted by Florida statute.
- 3. Establish a standard to streamline approval process dedicated exclusively to the use of archery equipment. Archery is typically identified with shooting ranges by other municipalities.
- 4. Delete the minimum lot size standard. Industry and municipal research does not show any specific trend for minimum threshold of lot size for indoor shooting ranges. This type of use can range from one to 10 or more acres.

**a. Definition**

An ~~enclosed facility indoor establishment~~ used for the discharge of firearms or projectiles at targets ~~for sport or training, excluding private gun ranges where preempted by state law.~~ [Ord. 2014-025]

**b. Approval Process**

An Indoor Shooting range allowed subject to a Class A Conditional Use may be approved by the DRO when limited to archery.

~~**a. Setbacks and Buffers**~~

~~An enclosed gun club shall have a 100-foot setback and a 50-foot buffer from a residentially occupied or zoned property. These setbacks are in addition to the minimum required setbacks of the district.~~

~~**b. Lot Size**~~

~~Except in the IL district, a gun club shall be located on a minimum of five acres or meet the minimum lot and setback requirements of the district in which it is located, whichever is greater.~~

- 5. Establish a general standard to address nuisance (sound abatement) concerns.
- 6. Replacing "Setback and Buffer" with "Separation Distance" Supplementary Use Standard and increasing the 100 foot distance to 500 feet. Research indicates that separation distance assists with the mitigation of noise and potential safety concerns. Some jurisdictions have similar separation distance requirements that range from 50 feet to 1000 feet. The 500 foot separation distance is consistent with other uses in the Code (Adult Entertainment and Cocktail Lounge) that do or may have perceived similar negative impacts to public, civic, or residential uses. The Standard also clarifies separation distance exemption for indoor archery ranges.
- 7. Establish a general standard for gun range design to address safety (projectile containment and accidental discharge) and nuisance (sound abatement) concerns consistent with industry standards. Examples of the industry standards include U.S. Department of Energy, Office of Health, Safety and Security's Range Design Criteria (DOE O 473.3, Protection Program Operations); National Rifle Association's (NRA) The Range Source Book, A Guide to Planning and Construction (2012); and National Institute for Occupational Safety and Health's (NIOSH) Lead Exposure and Design Considerations for Indoor Firing Ranges (Publication Number 76-130).

**c. Nuisances**

All use areas shall be within an enclosed building constructed, maintained and operated so that no noise nuisances related to the range operations can be detected outside the building.

**d. Separation Distance**

An Indoor Shooting Range shall not be located within 500 feet of a parcel of land with a civic or residential FLU designation or use or a park, unless limited to archery.

**e. Site Design**

Except where preempted by State law, during Zoning or Building Permit review, whichever occurs first, the applicant shall provide documentation demonstrating acceptable industry design and configuration standards, based on type of shooting activity, to address potential adverse safety and nuisance concerns. Range design shall include but not be limited to: ventilation, safety baffles, bullet traps, and impenetrable backstops, floors, walls and ceilings.

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D3

RECREATION USES
SUMMARY OF AMENDMENTS
(Updated 12/6/16)

1

Table with 1 column and 4 rows. Row 1: Reason for amendments to Sport Shooting Range, Indoor in the Use Matrix: [Zoning]. Row 2: 8. Change the approval process from Class B Conditional Use to Class A Conditional Use in the CG Zoning District for consistency with MUPD with a CH FLU designation. Row 3: 9. Change the approval process from Permitted by Right to Class A Conditional Use in CRE Zoning District for consistency with MUPD with a CR FLU designation. Row 4: 10. Change the approval process from DRO to Class A Conditional Use in the IRO with a CH FLU designation for consistency with MUPD with a CH FLU. The changes provide an opportunity for the public to discuss any potential impacts from an indoor shooting range before the Board of County Commissioners.

2
3
4

1168. Shooting Range, Outdoor

Table with 1 column and 2 rows. Row 1: HISTORY: The Outdoor Shooting Range use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ord. 1999-037 and 2014-025. Row 2: Reason for amendments: [Zoning]

5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31

- 1. The use was amended by Ordinance 2014-025.
a. Definition
An outdoor establishment used for the discharge of firearms or projectiles at targets for sport or training, excluding private gun ranges where preempted by State law. [Ord. 2014-025]
b. Separation Distance
An eOutdoor sShooting fRange shall not be located within 1,320 feet of a property line with a civic or residential use, zoning district, or FLU designation, unless the adjacent properties are owned by a government agency and utilized for other than civic or residential purposes. [Ord. 2014-025]
c. Site Design
Except where preempted by State law, during Zoning or Building Permit review, whichever occurs first, the applicant shall provide documentation demonstrating acceptable industry design, configuration and operational standards, based on type of shooting activity, to address potential adverse safety and nuisance concerns. Range design shall include, but not be limited to: backstops, sideberms, sidewalls, sound and visual baffles and target placement. [Ord. 2014-025]
d. Archery Range
1. DRO Approval Process
An eOutdoor sShooting fRange allowed as subject to a Class A Conditional Use may be approved by the DRO when limited to non-mechanical archery equipment. [Ord. 2014-025]
2. Separation Distance
Shall not be subject to the 1,320 foot separation distance when limited to non-mechanical archery equipment. An alternative separation distance may be required if warranted based on the site design requirements contained above. [Ord. 2014-025]

Table with 1 column and 2 rows. Row 1: Reason for amendments to Shooting Range, Outdoor in the Use Matrix: [Zoning]. Row 2: 2. No changes in the Use Matrix as the use was amended by Ordinance 2014-025.

32
33
34

12443. Zoo

Table with 1 column and 4 rows. Row 1: HISTORY: The Zoo use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ord. 2003-067 and 2011-001. Row 2: Reason for amendments: [Zoning]. Row 3: 1. Revise the definition to clarify zoo use is intended for entertainment and educational purposes;. Row 4: 2. Delete the Agricultural Residential (AR) Zoning District use standard due to the inconsistency between the typical low density residential uses of AR and the traffic intensity and commercial nature of a Zoo use;

35
36
37
38

- a. Definition
Means a place where animals are kept in captivity for the public to view or for educational or animal rehabilitative purposes.

Notes:
Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ]. .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D3

RECREATION USES  
SUMMARY OF AMENDMENTS  
(Updated 12/6/16)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13

**a. AR District**

~~A zoo shall be located on a minimum of ten acres and shall provide a 500 foot buffer adjacent to existing residential uses, districts or FLU designated property.~~

**b. Accessory Uses**

A ~~v~~Veterinary ~~e~~Clinic, gift shop, and food service may be ~~p~~Permitted by Right as accessory uses to a zoo.

**c. Setbacks**

No animal containment area shall be located within 500 feet of any residential district.

**d. Barbed Wire**

~~Barbed wire may be installed pursuant to Art. 5.B.1.A.2.c, Dangerous Materials. [Ord. 2011-004]~~

Reason for amendments to Zoo in the Use Matrix: [Zoning]	
4.	To Delete from the AR Zoning District due to the inconsistency between the typical low density residential uses of AR and the traffic intensity and commercial nature of a Zoo use.
5.	Use is currently a DRO approval in the CRE Zoning District, which is consistent with a CR FLU designation. Therefore, for consistency, make use DRO approval in the MUPD with a CR FLU designation.
6.	Change the approval process from a Class B Conditional Use to Class A Conditional Use in the CG Zoning District. The change provides an opportunity for the public to discuss any potential impacts from a zoo before the BCC.

U:\Zoning\CODEREV\2016\BCC Hearings\URP\1 - RPA\4C Exh. D3 - Recreation Uses.docx

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**. .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D4

INSTITUTIONAL, PUBLIC AND CIVIC USES  
SUMMARY OF AMENDMENTS

(Updated 12/6/16)

1  
2 Part 1. New ULDC Art. 4.B.4, Institutional, Public and Civic Uses, is hereby established as  
3 follows:

4 **CHAPTER B USE CLASSIFICATION**

5 **Section 4 Institutional, Public and Civic Uses**

6 **A. Institutional, Public and Civic Use Matrix**  
7

Reason for amendments: [Zoning]	
1.	Consolidate all zoning districts into one Use Matrix to improve ease of use and better delineate differences in approval processes for standard, Planned Development Districts (PDDs) or Traditional Development Districts (TDDs). Tables consolidated are as follows: Table 3.B.15.F, Infill Redevelopment Overlay (IRO) Permitted Use Schedule; Table 3.B.16.E, Priority Redevelopment Area (PRA) Use Matrix; Table 3.E.1.B, PDD Use Matrix; Table 3.F.1.F, TDD Use Schedule; and, Table 4.A.3.A, Use Matrix.
2.	Include footnote in the Use Matrix to ensure the Code user reviews the Supplementary Use Standards applicable to every individual use when determining the applicable approval process. Since the Use Matrix is intended to show the most restrictive approval process and some uses may be shown prohibited or with a specific approval process, the Supplementary Use Standards may contain additional provisions that allow the use to be subject to a lower level of approval when specific provisions are met.

8  
9  
10 (This space intentionally left blank)

11  
12

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.





EXHIBIT D4

INSTITUTIONAL, PUBLIC AND CIVIC USES  
SUMMARY OF AMENDMENTS  
(Updated 12/6/16)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26

<b>Reason for amendments:</b> [Zoning]
1. Codify Palm Beach County Comprehensive Plan Future Land Use (FLU) Element Objective 1.5-r to make the regulations applicable to all uses in the Institutional, Public and Civic Use classification. The objective does not permit the location of institutional and public facilities west of State Road 7 in the Agricultural Reserve Tier in order to preserve farmland and wetlands.

- B. General Institutional, Public and Civic Standards**
- 1. Agricultural Reserve (AGR) Tier**  
In the AGR Tier, institutional, public and civic uses are prohibited west of State Road 7.
- C. Definitions and Supplementary Use Standards for Specific Uses**
- 1. Type IV Kennel (Animal Shelter)**

<b>HISTORY:</b> The Kennel Type IV (Animal Shelter) use definition and Supplementary Use Standards were introduced in the ULDC in 2008 by Ordinance 2008-037. The definition and Supplementary Use Standards were amended by Ord. 2008-037, 2009-040, 2010-005, and 2011-016.
<b>Reason for amendments:</b> [Zoning]
1. Delete Kennel Type IV from the use name to only keep Animal Shelter. The change minimizes confusion with other commercial kennel uses.
2. Revise the definition to: <ul style="list-style-type: none"> <li>• Delete the reference to type of establishment and acreage requirement as an Animal Shelter will be subject to the Property Development Regulations (PDRs) of the zoning district where the use is located. Humane Society and Private Animal Nonprofit organizations are defined by Ordinance 98-022 as amended, and therefore regulated by the ACC.</li> <li>• Delete reference in the use definition related to services. The use definition shall be limited to explain and outline the meaning of a use instead of providing additional information that is developed through separate Supplementary Use Standards.</li> </ul>
2. Rename the Limitations of Supplementary Use Standard to identify typical services the use is intended to include.
3. Establish ACC Permit standard to clarify that Zoning approval is required prior to application for an ACC Operational Permit.
4. Delete the Hours of Operation Standard as the ACC Ordinance does not identify or regulate business hours. The hours of operation shall comply with new Article 5.E.5, Hours of Operation.
5. Delete the Setback standard related to outdoor areas. Setback requirements will be subject to standards for kennels and runs under provisions for Accessory Uses found in Art. 5.B.1.A.22, Kennels and Runs.

- a. Definition**  
~~A not for profit institutional establishment regulated by ACC Ord. 98-022, as amended as a humane society, or private animal non-profit organization on 2.5 acres or more or when open to the public, A nonprofit establishment used for the protection of unwanted or abandoned domesticated animals, the use of which may include sheltering, adoption, fostering, providing rescue or old age homes, medical or behavioral rehabilitation, or other accessory uses as may be permitted by ACC that are not regulated elsewhere by this Code.~~ [Ord. 2008-037] [Partially relocated to Typical Services Standard, below]
- ab. Limitations of Use Typical Services**  
~~All Type IV kennels shall be licensed and regulated by ACC, and comply with the following.~~ [Partially relocated to Approval Process – ACC Permit Standard, below]  
~~Typical services provided by an Animal Shelter may include, but are not limited to: sheltering, adoption, fostering, providing rescue or old age homes, medical or behavioral rehabilitation, or other accessory uses as may be permitted by ACC that are not regulated elsewhere by this Code.~~ [Ord. 2008-037] [Partially relocated from Definition Standard, above]

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. **Stricken** indicates text to be **deleted**. **Stricken and italicized** means text to be totally or partially relocated. **Italicized** indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
 .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D4

INSTITUTIONAL, PUBLIC AND CIVIC USES  
SUMMARY OF AMENDMENTS  
(Updated 12/6/16)

**c. Approval Process - ACC Permit**

~~All Animal Shelters shall be licensed and regulated in accordance with ACC Ord. 98-022, as amended. The owner or operator shall obtain Zoning Approval prior to application for an ACC Operational Permit. [Partially relocated from Limitations of Use Standard, above]~~

**1)d. Frontage**

Facilities that are open to the public shall have a minimum of 100 feet ~~fronting of frontage~~ on and access from a collector or arterial street. [Ord. 2008-037]

**2) Hours of Operation**

~~Hours of operation shall be in accordance with ACC Ord. 98-022. [Ord. 2008-037]~~

**3)e. Outdoor Animal Use Areas Landscaping**

**a) Setbacks**

~~Outdoor animal use areas including but not limited to outdoor runs shall not be located within 50 feet of any property line adjacent to a residential district, use or where mixed use is required, or 25 feet of any property line adjacent to a non-residential district. [Ord. 2008-037]~~

**b) Screening**

~~In addition to the incompatibility buffer standards of Art. 7.F.9, Incompatibility Buffer,~~

~~a) Any outdoor animal use area located within 300 feet of a residential use or property with a residential FLU designation, shall upgrade the incompatibility buffer with either of the following: [Ord. 2008-037]~~

~~(1) A six foot high fence, and double the required buffer width and planting requirements; or, [Ord. 2008-037]~~

~~(2) A six foot high CBS or concrete panel wall. [Ord. 2008-037]~~

6.	Delete standard for number of animals permitted. The number of animals is determined by the ACC Ord. 98-22.
7.	Delete Collocated Use standard as collocated and accessory uses will be identified under the individual use. The Code addresses instances where uses can be collocated and would be subject to the approval process identified in the new Use Matrix. The Veterinary Clinic reference will be deleted and relocated to the Veterinary Clinic Use under the Commercial Classification.
8.	Revise Accessory Residential Use standard to clarify that an Animal Shelter may have an accessory SFD if the parcel has an underlying residential FLU designation.
9.	Delete standard that allows Animal Shelter in Planned Industrial Park Development (PIPD) Zoning District subject to Development Review Officer (DRO) approval. The use will not be permitted in PIPD as the districts are intended for large employment centers, mainly designed to accommodate and promote manufacturing, research and development.

**4) Number of Animals Permitted**

~~Prior to review by DRO, preliminary approval shall be obtained from ACC demonstrating that the proposed location can comply with all PBCACC requirements, and indicating the maximum number of animals permitted. [Ord. 2008-037]~~

**5)f. Waste Disposal**

~~An Type IV kennel Animal Shelter shall meet the PBCHD ECR I and ECR II standards and shall be subject to all applicable rules and regulations of the FDEP, PBCHD and SWA. [Ord. 2008-037]~~

**b. Collocated Uses**

~~Any commercial or other use providing services to the general public, inclusive of training or boarding services, among others, shall only be permitted in accordance with the PDD, TDD or Standard District Use Matrices, stated approval process, and supplemental standards, unless stated otherwise herein. Veterinary clinics operated by a licensed veterinarian for the care of the animals kept in the shelter facility may also offer veterinary services to the public. [Ord. 2008-037] [Ord. 2009-040]~~

**eg. Accessory Residential Use**

~~A Type IV Kennel may be operated in conjunction with a A sSingle fFamily dwelling unit may be permitted as an accessory use to an Animal Shelter provided the property on properties having has an underlying residential FLU designations. [Ord. 2008-037]~~

**d. PIPD**

~~A Type IV Commercial Kennel may be permitted in a commercial or light industrial pod of a PIPD subject to DRO approval, subject to compliance with the limitations of Plan Future Land Use Element Policy 2.2.4-b. [Ord. 2008-037]~~

<b>Reason for amendments in the Use Matrix: [Zoning]</b>	
10.	Allow the use in CL and CHO of IRO subject to Class A Conditional Use approval for consistency with the approval of the use in similar commercial zoning districts.

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. **Stricken** indicates text to be **deleted**. **Stricken and italicized** means text to be totally or partially relocated. **Italicized** indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D4

INSTITUTIONAL, PUBLIC AND CIVIC USES  
SUMMARY OF AMENDMENTS  
(Updated 12/6/16)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39

2. Cemetery

<b>HISTORY:</b> Staff is using Ordinance 1992-020 as the initial reference of amendment history for the Cemetery use. The definition and Supplementary Use Standards were amended by Ord. 2003-067, 2013-001 and 2015-06.
<b>Reason for amendments:</b> [Zoning]
1. Delete reference in the use definition related to tentative accessory uses or services. The use definition shall be limited to explain and outline the meaning of a use instead of providing additional information that may be developed through Supplementary Use Standards. Definition of chapel will be added to Article 1 to clarify is an accessory use not to be confused with a Place of Worship as defined and developed in this use classification.
2. There are circumstances in which a site may be subdivided with outparcels requiring the MUPD provision to be utilized. Since cemeteries are not consistent with commercial uses that are generally located in MUPD, a new Supplementary Use Standard is proposed to limit MUPDs developed for cemeteries to be limited to include other cemeteries or places of worship uses only.
<p><b>a. Definition</b> Land used or intended to be used for human <del>or animal</del> interment. <del>A cemetery may include an office, chapel, mausoleum, or columbarium.</del> [Ord. 2013-001]</p> <p><b>ba. Zoning District - MUPD</b> <del>A MUPD developed to include a Cemetery shall be limited to have Place of Worship or other Cemeteries as collocated uses.</del></p> <p><b>c. Frontage</b> <del>Where permitted in a In all</del> residential <u>zoning</u> districts, a <u>Cemetery</u> shall have frontage on and access from an arterial or a collector street.</p> <p><b>bd. Lot Size</b></p> <p>1) A <u>Cemetery</u> <del>for human interment</del> shall be located on a site with a minimum contiguous area of 30 acres. <del>An existing cemetery having less acreage shall not be considered a non-conforming use if the acreage shown is consistent with a prior approval.</del> [Relocated to new #2), below] Exceptions to the minimum acreage requirement may be permitted, as follows: [Ord. 2013-001] [Ord. 2015-006]</p> <p>4a) Cemeteries owned and operated by a Place of Worship located within Palm Beach County, whether collocated or remotely located, <del>when on sites</del> less than 5 acres, <del>but not less and equal to or greater</del> than 2 acres, which provides only single-level ground burial. [Ord. 2015-006]</p> <p>2b) County and municipal cemeteries. [Ord. 2015-006]</p> <p>3c) Community and nonprofit association cemeteries, which provide only single-level ground burial and do not sell burial spaces or burial merchandise. [Ord. 2015-006]</p> <p>4d) Cemeteries owned and operated or dedicated by a Place of Worship prior to June 23, 1976. [Ord. 2015-006]</p> <p>5e) A columbarium consisting of less than one-half acre which is collocated with a Place of Worship. [Ord. 2015-006]</p> <p>6f) A mausoleum consisting of two acres or less which is collocated with a Place of Worship. [Ord. 2015-006]</p> <p>7g) A columbarium consisting of five acres or less which is located on the main campus of a state university as defined in <u>F.S. §1000.21(6)</u>. [Ord. 2015-006]</p> <p>2) <del>An existing Cemetery having less acreage shall not be considered a non-conforming use if the acreage shown is consistent with a prior approval.</del> [Ord. 2015-006] [Relocated from #1) above]</p>
3. Relocate standard allowing a Funeral Home or a Crematory to be collocated with a Cemetery in the Multifamily Residential (RM) Zoning District. The standard is consolidated with regulations that apply to Funeral Home and Crematory uses, respectively.
4. Clarify that pet cemetery is only permitted in the Institutional and Public Facilities (IPF) Zoning District for consistency with the uses intended to be located in the designation and delete approval from the General Commercial (CG) Zoning District. Pet cemetery will be permitted to be accessory to any Cemetery for humans provided the pet cemetery is not located within the minimum acreage required for the Cemetery for humans established by State Statutes.
5. Florida Statutes 497 regulates Cemeteries as "a place dedicated to and used or intended to be used for the permanent interment of human remains or cremated remains" but it does not cover pet cemeteries. Staff recognizes industry trend to allow pet cemeteries accessory to a Cemetery for humans but the minimum lot size of requirements of Cemeteries has to be met as stated in the State Statutes. Consequently, a new standard is proposed to allow accessory Pet Cemetery as long as the square footage is in addition to the minimum acreage required for Cemeteries for human interment.

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D4

INSTITUTIONAL, PUBLIC AND CIVIC USES  
SUMMARY OF AMENDMENTS  
(Updated 12/6/16)

~~c. RM District~~

~~In the RM district, a cemetery may include a funeral home or a crematory subject to approval as a Class A Conditional Use, provided the use is restricted to those being interred within that cemetery. [Ord. 2013-001] [Relocated to Crematory Use and Funeral Home use, below]~~

~~d. Pet Cemetery~~

- ~~1) A pet cemetery shall May be permitted allowed only in the CG and IPF Zoning Ddistricts subject to as a Class A Conditional Use approval. [Ord. 2013-001]~~
- ~~2) May be allowed as an accessory use to a Cemetery, provided the area dedicated for pet cemetery is in addition to the minimum lot size required for the Cemetery.~~

<b>Reason for amendments in the Use Matrix:</b> [Zoning]	
6.	Change approval in General Commercial (CG), Community Commercial (CC), and Public Ownership (PO) Zoning Districts from Class B Conditional Use to Class A Conditional Use. The use cannot be less restrictive in standard zoning district than in Planned Development Districts (PDDs) where additional site design requirements and development patterns are typically exceeded. The approval for the use in the Civic pod of PUD is Class A Conditional use, therefore this change is made to be consistent with approval in PDDs which allows public participation through the hearing process.
7.	Allow the approval of Cemeteries in MUPD with CH FLU designation subject to Class A Conditional Use approval to allow development of outparcels when collocated with other Cemeteries or Places of Worship. A Supplementary Use Standard has been created to clarify the limitations of the use in this district.

**3. College or University**

**HISTORY:** Staff is using Ordinance 1992-020 as the initial reference of amendment history for the College or University use. The definition and Supplementary Use Standards were amended by Ord. 2003-067.

<b>Reason for amendments:</b> [Zoning]	
1.	Delete reference in the use definition related to supporting services or functions necessary for the operation of the use. The use definition shall be limited to explain and outline the meaning of a use.
2.	Streamline the approval of the use to make it subject to DRO when standards related to separation from residential, limitation of building square footage, and location on collector or arterial streets are met. <ul style="list-style-type: none"> <li>• The separation standard of 150 feet from residential FLU designation or use is utilized consistently throughout the Code for high intensity uses such as Pawnshop.</li> <li>• The limitation of maximum square footage to 30,000 gross floor area responds to the average mid-size college or university which also corresponds to the minimum square footage that will trigger approval of the use by the Board of County Commissioners (BCC) as contained in the Development Thresholds section of this Code. Dormitories shall be counted towards the total building square footage.</li> <li>• The requirement for freestanding or stand alone use located on arterial or collector street is added to facilitate approval and promote location of College or University use in Planned Development Districts and infill parcels and minimize the impact to adjacent uses or roads.</li> </ul>
3.	Clarify that dormitories shall be considered incidental use to a College or University to be allowed as long as they are owned or operated by the educational institution and used by its students. If this provision is not met, the use will be considered residential and will be subject to the applicable residential use standards, approval process and density requirements.

**a. Definition**

An institution of higher learning offering undergraduate or graduate degrees, ~~and including the buildings required for educational or support services, such as classrooms, laboratories, dormitories and the like.~~

**b. Approval Process**

A College or University may be approved by the DRO, subject to the following:

- 1) The property is separated from parcels of land with a residential FLU designation or use by a minimum of 150 feet;
- 2) A maximum of 30,000 square feet of GFA; and,
- 3) The use has frontage on and access from an arterial, collector or local commercial street.

**c. Accessory Use - Dormitories**

Dormitories may be allowed as an accessory use. If owned or operated by the College or University shall be calculated as FAR.

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. **Stricken** indicates text to be **deleted**. **Stricken and italicized** means text to be totally or partially relocated. **Italicized** indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D4

INSTITUTIONAL, PUBLIC AND CIVIC USES  
SUMMARY OF AMENDMENTS

(Updated 12/6/16)

1

<b>Reason for amendments in the Use Matrix:</b> [Zoning]
4. The use is now proposed to be in the CHO Zoning District, MXPDP with CHO FLU designation and TMD Urban/Suburban, Exurban and Rural Tiers subject to Class A Conditional Use approval for consistency of the use approval in similar intensity commercial zoning districts.

2  
3  
4

**4. Crematory**

<b>HISTORY:</b> Crematory use was established for the first time in the ULDC by Ordinance 2013-01 in order to respond to industry demand and clarification when the use is collocated with a Cemetery.
<b>Reason for amendments:</b> [Zoning]
1. Amend definition by deleting reference to Funeral Homes as Funeral Home is another defined use with Supplementary Use Standards in the Public and Civic Use classification. The use definition shall be limited to explain and outline the meaning of a use.
2. Relocate from Cemetery and consolidate Crematory standard related to collocation of the use under the provisions that pertain to Crematory use. The standard clarifies approval of collocated Crematory to a Cemetery in the RM Zoning District to be Class A Conditional Use since the use is prohibited in the Multifamily Residential (RM) Zoning District as identified in the Use Matrix.

5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18

**a. Definition**

A facility used for the incineration of human or animal remains, ~~excluding activities related to funeral homes.~~ [Ord. 2013-001]

**ab. Equipment Location**

Crematory equipment shall be located within a fully enclosed building. [Ord. 2013-001]

**bc. Services Prohibited**

Services such as public observances, sermons or other similar activities shall be prohibited, unless collocated with an approved funeral home. [Ord. 2013-001]

**d. Collocated Use**

*In the RM district, a Crematory may be collocated with a Cemetery subject to Class A Conditional Use approval, provided the use is restricted to those being buried within that Cemetery.* [Ord. 2013-001] [Relocated from Art. 4.B.4.C.2, Cemetery, above]

19  
20  
21

<b>Reason for amendments in the Use Matrix:</b>
3. [Zoning] No changes to the approval process have been proposed.

**5. Day Care**

<b>HISTORY:</b> Staff is using Ordinance 1992-020 as the initial reference of amendment history for the Day Care use. The definition and Supplementary Use Standards were amended by Ord. 2003-067, 2005-002, 2011-016, and 2013-021. Ordinance 2011-016 clarified use requirement for Family Day Care Home and Large Family Child Care Home (LFCCH) for compliance with Chapter 2010-249, Section 1(3), Laws of Florida.
<b>Reason for amendments:</b> [Zoning]
1. Clarify the different types of Day Care use by explaining them separately while retaining standards that apply to all Day Care uses.
2. Relocate the use is made for consistency with similar uses that are accessory to residential principal uses. The approval is indicated in Table 4.B.1.D - Corresponding Accessory Use to a Principal Use and Permitted by Right (P) accessory to Single Family dwelling, Townhouse, Zero Lot Line, Multifamily and Mobile Home Dwelling in the zoning districts where the principal uses are permitted.
3. Delete standard related to the approval of the Large Family Child Care Home (LFCCH) as the approval process is now indicated in the Use Matrix. The use is shown in the Use Matrix to be allowed in the same residential zoning district where Limited Day Care is allowed for consistency with content in the standard to be deleted. Per F.S. 402.302(11), a LFCCH is required to operate for two years as a Family Day Care Home prior to obtain license as LFCCH, therefore this use will be permitted only in the zoning districts indicated in the Use Matrix subject to the previous operation as Family Day Care Home.
4. Delete DRO approval standard in the LFCCH to clarify that the use is Permitted by Right when the parcel is 20,000 square feet (SF) or greater since the Use Matrix will reflect DRO as the most restrictive approval process for those smaller lots.
5. Create reference to the Residential use classification for Family Day Care Home use to assist the Code user on the location of the use information.

22  
23  
24  
25  
26

**a. Definition**

An establishment that provides care, protection and supervision for children when licensed by the Palm Beach County Health Department, or for adults when licensed by the Agency for Health Care Administration (AHCA), ~~as specified below.~~ [Ord. 2011-016]

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [Relocated to: ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D4

INSTITUTIONAL, PUBLIC AND CIVIC USES  
SUMMARY OF AMENDMENTS  
(Updated 12/6/16)

b. Types

1) Day Care Limited

*A Day Care for six to 20 children, or three to 20 adults, for a period of less than 13 hours per day on a regular basis. [Relocated from Limited standard, below]*

a) Collocated Use - AGR District

*A Limited Day Care may be allowed as a collocated use to a Non-profit Assembly Institutional subject to DRO approval. [Relocated from AGR District standard, below]*

b) Use Limitations

*Limited Day Care use does not include nighttime or overnight care. [Ord. 2011-016] [Relocated from Limited standard, below]*

2)a. Day Care General

A Day Care for 21 or more children or adults for a period of less than 24 hours per day on a regular basis. [Ord. 2011-016]

b. Limited

~~*A Day Care for six to 20 children, or three to 20 adults, for a period of less than 13 hours per day on a regular basis. Limited Day Care does not include nighttime or overnight care. [Ord. 2011-016] [Relocated to Limited Day Care standard, above]*~~

c. Family Day Care Home

~~*An occupied residence in which custodial care is rendered to one to six children, inclusive, and for which the owner or operator receives a payment, fee, or grant for any of the children receiving care, whether or not operating for profit, shall be permitted by right in Residential Zoning Districts, in accordance with F.S. 125.0109, and exempt from any standards other than those applicable to residential uses. [Ord. 2011-016] [Relocated to Accessory Residential Uses Standard under the Residential Use Classification]*~~

3)d. Large Family Child Care Home (LFCCH)

An occupied single family residence in which custodial care is regularly provided for up to 12 children, and for which the owner or operator receives a payment, fee, or grant for any of the children receiving care, whether or not operated for profit, and has at least two- full-time child care personnel on the premises during the hours of operation. One of the full-time child care personnel must be the owner or occupant of the residence. The use shall be subject to the following: [Ord. 2011-016]

a 4) Applicability

The applicant or owner shall provide documentation that the establishment has operated as a licensed Family Day Care Home for at least two years and meet other licenses and regulations established by the PBC Health Department including the maximum number of children permitted. [Ord. 2011-016]

2) ~~Zoning District Limitation~~

~~*Shall be permitted only in Residential Zoning Districts where Limited Day Care is allowed. [Ord. 2011-016]*~~

b 3) Approval Process

~~*Shall be subject to DRO approval unless*~~ The use shall be Permitted by Right when located on lots 20,000 square feet or more greater in which case the use shall be permitted by right. [Ord. 2011-016]

c 4) Site Requirements

In addition to the Property Development Regulations applicable to Single Family Residential, the following shall apply: [Ord. 2011-016]

(1a) Outdoor Activity Area

All outdoor activity area provisions applicable to a Day Care shall apply. [Ord. 2011-016]

(2b) Drop Off

Shall comply with all drop-off access standards applicable to Day Care. [Ord. 2011-016]

(3e) Parking

Shall provide at least four parking spaces including those required for a Single Family residential unit. Parking dimensions shall comply with Art. 6, Parking. [Ord. 2011-016]

(4d) Site Egress

Shall not allow backward egress from a driveway or parking area into a street. [Ord. 2011-016]

(5e) Signage

~~*Signs*~~ shall not be permitted. [Ord. 2011-016]

4) Family Day Care Home

See Supplementary Use Standards under Residential Use Classification, Accessory Residential Use Standards.

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D4

INSTITUTIONAL, PUBLIC AND CIVIC USES  
SUMMARY OF AMENDMENTS  
(Updated 12/6/16)

ec. Lot Size

A minimum of 6,000 square feet, or the minimum required by the district in which the Limited or General dDay eCare is located, whichever is greater.

Reason for amendments: [Zoning]
6. Delete Farm Workers Quarters from a reference that allowed the Day Care to be accessory to it. Farm Workers Quarters is an accessory use in itself, it cannot exist on its own.
7. Comprehensive Plan Future Land Use (FLU) Element Objective 1.5 does not permit institutional and public facilities west of State Road 7 in the Agricultural Reserve Tier in order to preserve farmland and wetlands. The standard was deleted to be a general standard applicable to all uses in the Institutional, Public and Civic Use classification.
8. Delete unenforceable standard that limits day cares in industrial zoning districts to serve only the employees of that zoning district.
9. Delete a portion of the Outdoor Play Equipment Supplementary Use Standard that requires the site plan to show the location of stationary play equipment. Zoning Memorandum PPM# ZO-O-029 identifies structures that do not need to be shown on the approved Final Plans and it clearly identifies playground equipment to be excluded.

f. AGR District

~~A limited day care may be permitted as an accessory use to a church, place of worship, farm worker quarters, or assembly non-profit institutional use, subject to DRO approval. In the AGR district a day care shall not be located west of SR7.~~ [Partially relocated to Limited Day Care standard, above]

gd. Airport Zoning Overlay

The establishment of new Limited or General Day Care facilities shall be prohibited in accordance with Art. 16.C.1.E.2, Prohibited Land Uses. [Ord. 2011-016]

he. CRE District

A gGeneral dDay eCare shall not be located in a CRE district with an RR FLU designation.

i. IND-FLU or Pod

~~A day care center located in a project with an IND-FLU designation or in an industrial pod of a PDD shall be for exclusive use on-site employees or contiguous employees.~~

1) Exception

~~A commercial pod in a MXPd or PIPD shall not be subject to this limitation.~~

jf. Floor Area

1) Child Care

a) For a ~~child-d~~Day eCare with 40 children or less, the minimum floor area, exclusive of any area devoted to a kitchen, office, storage and toilet facilities, shall be 1,500 square feet.

b) An additional 35 square feet of floor area or the amount required by the PBCHD shall be provided for each child over 40 children.

2) Adult Care

For an aAdult dDay eCare, the total amount of net floor space available for all participants shall be in accordance with F.A.C. Chapter 58A-6.013, as may be amended, and as determined by the AHCA. [Ord. 2013-021]

kg. Outdoor Activity Area for Child Care

1) General

An outdoor activity area shall be provided on the same lot as the dDay eCare. The area shall not be located in the required front setback or adjacent to any outdoor storage area of any existing use.

2) Square Footage

Shall be in compliance with the Palm Beach County Rules and Regulations Governing Child Care Facilities contained in Section D of Article X of Chapter 1 of Appendix D to the Palm Beach County Code, as may be amended. [Ord. 2011-016]

3) Location of Outdoor Play Equipment

Stationary outdoor play equipment permanently anchored to the ground shall be setback a minimum of 25 feet from any residentially zoned or used property line, and ten feet from any other property line. ~~The location of stationary play equipment shall be depicted on the site plan.~~ Outdoor play equipment shall not be located in any required landscape area or easement.

4) Shade Trees

A minimum of one 12 foot tall native canopy tree shall be provided or preserved within the interior of the outdoor activity area per 1,500 square feet of area provided.

5) Fence/Wall

A minimum four foot high fence or wall shall surround the outdoor activity area.

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ]. .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D4

INSTITUTIONAL, PUBLIC AND CIVIC USES  
SUMMARY OF AMENDMENTS

(Updated 12/6/16)

1  
2  
3  
4  
5  
6  
7  
8

**h. Drop-off Access**

**1) Drop-Off**

One designated drop off space shall be provided for every 20 children or adults. Drop-off spaces shall be a minimum of 12 feet in width. [Ord. 2005 – 002]

**2) Sidewalk Access**

A minimum four-foot wide sidewalk running in front of, or adjacent to the drop-off spaces and connecting to the ~~eD~~ay ~~eC~~are entrance shall be provided.

Reason for amendments in the Use Matrix: [Zoning]	
10.	Change the approval process for Day Care General in AGR Zoning District from Class B Conditional Use to Class A Conditional Use to make the approval consistent with all other zoning districts where the use is allowed.
11.	Change the approval process for Day Care General in CHO and CG Standard Zoning Districts from Class B Conditional use approval to Class A Conditional Use approval; and, Commercial Recreation (CRE) Standard Zoning District from DRO approval to Class A Conditional Use approval. The amendments address consistency with the use being subject to Class A Conditional Use in PDDs.
12.	Allow the use in CLO and CHO FLU designation of IRO subject to Class A Conditional Use approval for consistency with the approval of the use in similar commercial standard zoning districts.
13.	Delete the approval process for Day Care General and Day Care Limited in Industrial Light (IL) General Industrial (IG) standard Zoning Districts, and Industrial Light and Industrial General pods of PIPD. The change is made for consistency with the County's policy to retain industrial land for employment based economic activities and development. Non-industrial uses such as Day Care do not serve as support of employment centers or help in the implementation of mobility strategies as that is one of the main purposes of industrial uses in the Comprehensive Plan. Staff recognizes the use can be accessory to any industrial use.
14.	Change the approval for Day Care General in IPF from Class B Conditional Use to Class A Conditional use for consistency with the use in MUPD with INST FLU designation.
15.	Modify the approval for Day Care Limited in CL FLU designation of Infill Redevelopment Overlay (IRO) from Class A Conditional Use to Class B Conditional Use; and, allow the use in CLO FLU designation and CHO FLU designation in IRO to be subject to Class B Conditional Use and DRO approval respectively, for consistency with the approval of the use in CL, CLO and CHO standard Zoning Districts.
16.	Add Large Family Child Care Home to the Use Matrix to clarify approval process and differentiate from General, and Limited Day Care uses. The use approval is added to the Agricultural Residential (AR) Rural Service Area (RSA) and Urban Service Area (USA), Residential Estate (RE), Residential Transitional (RT), Residential Single Family (RS) and Residential Multifamily (RM) Zoning Districts subject to DRO approval as well as the Urban Redevelopment Area Overlay (URAO) where Single Family dwelling use is allowed. The use is Permitted by Right (P) when located in parcels 20,000 square feet (SF) or greater, as noted on a specific standard, but the Use Matrix indicates DRO (D) approval to reflect the most restrictive process when the parcel is less than the 20,000 SF.

9  
10  
11

**6. Funeral Home**

<b>HISTORY:</b> Funeral Home use definition was established for the first in the ULDC by Ordinance 2013-01 in order to clarify when the use is collocated with a Cemetery.
<b>Reason for amendments:</b> [Zoning]
1. Amend definition by deleting reference to Cremation as Crematory is another defined use with separate standards in the Institutional, Public and Civic Use classification. The use definition shall be limited to explain and outline the meaning of a use.
2. Relocate and consolidate Crematory standard to keep all related standards under the provisions that pertain to Crematory use. Stand alone Crematory is prohibited in the Multifamily Residential (RM) Zoning District. The relocated standard from Cemetery clarifies Class A Conditional approval is applicable to Crematory when collocated to a Cemetery in that Zoning District.

12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22

**a. Definition**

An establishment which arranges and manages funerals and prepares human or animal remains for interment, ~~excluding cremation~~. [Ord. 2013-001]

**b. Zoning Districts - IL, or IG, District and or MUPD with IND FLU**

A ~~f~~Funeral ~~h~~Home shall be limited to preparation for interment. No public observances, sermons or funerals shall be permitted. [Ord. 2013-001]

**c. Collocated Use**

*In the RM district, a Funeral Home may be collocated with a Cemetery subject to Class A Conditional Use approval, provided the use is restricted to those being buried within that Cemetery. [Ord. 2013-001] [Relocated from Art. 4.B.4.C.4, Cemetery, above]*

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**. .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D4

INSTITUTIONAL, PUBLIC AND CIVIC USES  
SUMMARY OF AMENDMENTS

(Updated 12/6/16)

1  
2  
3  
4  
5

<b>Reason for amendments in the Use Matrix:</b>
3. [Zoning] No changes to the approval process have been proposed.

**7. Government Services**

<b>Reason for amendments:</b> Staff is using Ordinance 1992-020 as the initial reference of amendment history for the Government Services use. The definition and Supplementary Use Standards were amended by Ord. 2003-067, 2008-037, 2009-40 and 2011-001.
1. Revise the Definition to delete typical uses and create an individual standard for clarification purposes. Delete reference to Homeless Resource Center, see reason #6, below.
2. Standard related to Institutional and Public Facilities located in the AGR Tier west of SR 7/US 441 is relocated from this use and consolidated to the new general standards at the introductory part of Institutional, Public and Civic Uses as the Comprehensive Plan Policy 1.5-r makes the regulations applicable to all Institutional uses.
3. Revise the Prison standard to: <ul style="list-style-type: none"> <li>Clarify jails, correctional facilities and prisons are allowed only in certain zoning districts subject to Class A Conditional Use and other Government Services uses will be subject to the existing approval process in the Use Matrix;</li> <li>Relocate language related to barbed wire as all regulations have been consolidated under dangerous materials in Article 5, Supplementary Use Standards. Article 5 will be amended to include this use as one that allows barbed wire.</li> </ul>
4. Delete the PIPD reference in the ACC Control Facilities standard. ACC facilities do not meet the purpose of the PIPD Zoning District intended for large employment centers, promoting research and development and other value-added services.
5. Pull out Prisons, Jails and Correctional Facilities from Government Services to minimize confusion related to the approval process applicable to Prisons (Class A Conditional Use) versus any other Government Service use subject to a lower approval process in the PO and IPF Zoning Districts.
6. Delete standard that allowed Homeless Resource Centers to utilize Government Services approval. Homeless Resource Center use and related references are deleted to be discussed at a later time.

6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35

- a. Definition**  
Buildings or facilities owned or operated by a government entity and providing services for the public, excluding utility and recreational services, and Prisons, Jails or Correctional Facilities. ~~Typical uses include administrative offices for government agencies, public libraries, police and fire stations, and homeless resource centers.~~ [Ord. 2009-040] [Relocated to Typical Uses, below]
- b. Typical Uses**  
~~A Government Service use may include but is not limited to: Administrative offices for government agencies, public libraries, and police and fire stations.~~ [Relocated from Definition, above]
- a. AGR District**  
~~Institutional and public facility uses shall not be located west of SR 7.~~
- b. Prisons**  
~~Jails, correctional facilities and prisons shall be permitted in the PO and IPF districts subject to Class A conditional use approval. Expansion of existing facilities shall be exempt from this requirement.~~ [Partially relocated to Art. 4.B.4.C.12, Prisons, Jails and Correctional Facilities]
- 1) Barbed or Razor Wire**  
~~Barbed or razor wire may be installed pursuant to Art. 5.B.1.A.2.c, Dangerous Materials.~~ [Ord. 2011-001]
- cd. ACC Animal Control Facilities**  
An ACC operated Animal Control Facility shall be considered a ~~g~~Government ~~s~~Services use in the PO and IPF ~~Zoning d~~Districts; ~~or a commercial or light industrial pod of a PIPD, subject to compliance with the limitations of Plan Future Land Use Element Policy 2.2.4-b.~~ [Ord. 2008-037]
- d. Homeless Resource Centers**  
~~These facilities shall comply with the supplementary standards indicated Note 70-1 of this Chapter, Homeless Resource Center.~~ [Ord. 2009-040]

<b>Reason for amendments in the Use Matrix:</b> [Zoning]
7. Change the approval in the CN, CLO, CC, CHO, CG and CRE Zoning Districts for consistency with commercial FLUs and Pods in Planned Development Districts.

36

**Notes:**  
Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [Relocated to: ].  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].  
 .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D4

INSTITUTIONAL, PUBLIC AND CIVIC USES  
SUMMARY OF AMENDMENTS  
(Updated 12/6/16)

8. This Space Reserved for Future Use Homeless Resource Center

Reason for amendments: [Zoning]

1. Delete Homeless Resource Center approval process, definition and Supplementary Use Standards from Art. 4 and reserve the space until the use is further discussed and revised as a separate amendment in early 2017.

~~A facility that provides multiple services for the homeless population. Typical services include: counseling, kitchen and dining facilities, medical and dental outpatient facilities, temporary housing, intake, social services, employment services, and administrative offices.~~

~~a. Location and Separation Requirements~~

~~For the purpose of required separations, measurements shall be made from facade to facade, except where the separation required is between a structure and a district boundary. [Ord. 2009-040]~~

~~1) A minimum 250 foot separation shall be required from the property line of residentially zoned parcels. Type II variance relief may be requested if this standard cannot be met. Facilities located in the PO zoning district may request a deviation from this requirement pursuant to the standards in Article 5.A.3, Deviations for the PO Zoning District. [Ord. 2009-040]~~

~~2) A Homeless Resource Center (HRC) shall not be located within a 1,200 foot radius of another HRC. [Ord. 2009-040]~~

~~3) The applicant shall obtain certification from Palm Beach County Fire Rescue that a fire rescue facility is available to serve the proposed facility. Certification shall be provided prior to issuance of the development permit. [Ord. 2009-040]~~

~~b. Facility Use~~

~~A minimum of twenty-five percent of the GFA shall be reserved for accessory service delivery other than temporary housing. [Ord. 2009-040]~~

~~c. Subsequent Development with Locational Standards~~

~~The subsequent approval of a development order for a residential district shall not change the status of the HRC to a nonconforming use. [Ord. 2009-040]~~

9. Hospital or Medical Center

**HISTORY:** Staff is using Ordinance 1992-020 as the initial reference of amendment history for the Hospital or Medical Center use. The definition and Supplementary Use Standards were amended by Ord. 2003-067, 2005-002 and 2011-001.

1. Revise use name and definition to remove reference to Medical Center. The industry utilizes "Medical Center" to identify facilities that provide services covered under Hospitals which are approved by the Agency for Health Care Administration (AHCA) as Hospitals. Approvals made to Hospital or Medical Center shall be covered under Hospitals.

Staff recognizes the medical facility industry is emerging and as such needs to accommodate those uses that do not fit neatly into a Hospital use. Staff is proposing to add additional medical facility uses during the Commercial Use Classification review and analysis based on industry standards and state statute. The new uses may include Ambulatory Surgical Center, Emergency Center, Treatment Center or Urgent Care Center.

2. Address the licensing requirement for a Hospital by the State of Florida consistent with F.S. 395.003.

3. Delete the Beds standard as the Agency for Health Care Administration's (AHCA) Bureau of Health Facility Regulation addresses bed counts through the Certificate of Need (CON) program. The CON program reviews applications for new hospitals.

4. Relocate Helipad standard as collocated and accessory uses will be identified under the individual use in accordance with new formatting protocol. The Code addresses instances where uses can be collocated and would be subject to the approval process identified in the new Use Matrix.

a. Definition

~~A facility licensed by the State of Florida~~ An establishment which that maintains and operates organized facilities for medical or surgical diagnosis, overnight and outpatient care, and treatment of human illness. ~~A hospital is distinguished from a medical center by the provision of overnight care. [Ord.2005-002]~~

b. Licensing

A Hospital shall be required to be licensed by the State of Florida.

ac. Lot Size

A minimum of five acres or the minimum required in the district, whichever is greater.

bd. Frontage

A minimum of 200 feet of frontage or the minimum required in the district, whichever is greater.

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. **Stricken** indicates text to be **deleted**. **Stricken and italicized** means text to be totally or partially relocated. **Italicized** indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D4

INSTITUTIONAL, PUBLIC AND CIVIC USES  
SUMMARY OF AMENDMENTS  
(Updated 12/6/16)

- c. **Beds**  
~~A maximum of one bed per 1,000 square feet of lot area (43.56 patient rooms per acre).~~
- d. **Helipad**  
~~An accessory helipad is a permitted use.~~ [Relocated to new Transportation Use Classification, Art. 4.B.8.C.2, Heliport]
- ed. **Incinerator**  
Biohazardous waste incinerators with an allowable operating capacity equal to or less than 1,000 pounds per hour and biohazardous waste autoclaves are ~~permitted~~ allowed as an accessory use, subject to the following standard.
  - 1) **Setbacks**  
A minimum of 500 feet from any property line abutting a residential district or use. Expansion of existing facilities may be allowed with lesser setbacks, provided the expansion is approved by the DRO.
- f. **Collocated Medical or Dental Offices**  
~~Medical or dental offices shall be permitted as a collocated use to a hospital or medical center. [Ord. 2011-001]~~

<b>Reason for amendments in the Use Matrix:</b> [Zoning]
5. No change to the approval process is being proposed.

**10. Assembly, Nonprofit Institutional Assembly**

<b>HISTORY:</b> Staff is using Ordinance 1992-020 as the initial reference of amendment history for the Nonprofit Institutional Assembly use. The definition and Supplementary Use Standards were amended by Ord. 1995-008, 1997-064, 1999-037, 2000-015, 2001-001, 2001-100, 2003-067, 2005-002, 2006-013, 2007-001, 2007-013, 2010-022, and 2011-016.
<b>Reason for amendments:</b> [Zoning]
1. Revise the definition to relocate typical uses to a new standard. Typical uses reference is not a function of the definition.
2. Per staff comments at November 18, 2015 LDRAB meeting, standard related to PO Zoning District are deleted in its entirety. The limitation to the PO Zoning District was originally established as part of a prior update done to Place of Worship, as this use was not allowed in the PO Zoning District at that time. The standard is now removed since a Place of Worship is an allowed use in the PO Zoning District. In addition, it is generally redundant to the government owned or operated limitations established in the definition for the PO Zoning District.
3. Clarify Nonprofit Institutional Assembly meets the intent of the Comprehensive Plan FLU Element Sub-Objective 1.2.1 Revitalization, Redevelopment and Infill Overlay (RRIO) for neighborhood revitalization efforts through the County-wide Community Revitalization Team (CCRT) Areas. The revisions will eliminate redundancy and provide flexibility by allowing the use subject to DRO to encourage development in the RRIO.
4. Delete requirement for the use to serve the farm workers and residents in the AGR Zoning District as it is already addressed by the Comprehensive Plan's FLUE Objective 1.5. Standard related to the location of the use in the AGR Tier west of SR 7/US 441 is relocated from this use to the new general standards at the introductory part of Institutional, Public and Civic Uses. The Comprehensive Plan Future Land Use Element Policy 1.5-r makes the regulations applicable to all Institutional uses.

- a. **Definition**  
~~An site or facility establishment open to the public, owned or operated by a ~~not-for-profit nonprofit~~ organization for social, educational or recreational purposes. ~~Typical uses include museums, cultural centers, recreational facilities, botanical gardens and community services such as after school care or tutorial services, medical services, and employment services.~~ [Relocated to Typical Uses Standard, below]~~
- b. **Typical Uses**  
~~A Nonprofit Institutional Assembly use may include, but is not limited to: *museums, cultural centers, recreational facilities, botanical gardens and community services such as after school care or tutorial services, medical services, and employment services.* [Relocated from Definition Standard, above]~~
- c. **Zoning Districts -TND District**  
~~Nonprofit Institutional Assembly shall be limited to a maximum of 10,000 square feet of GFA. [Ord. 2006-013] [Relocated from TND District Standard, below]~~
- ad. **Frontage and Access**
  - 1) **General**  
The use shall have frontage on and access from a collector, arterial or local commercial street, unless stated otherwise herein. A ~~place of assembly~~ Nonprofit Institutional Assembly with collocated uses, or more than 15,000 square feet of GFA or 350 seats,

**Notes:**  
Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
 .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D4

INSTITUTIONAL, PUBLIC AND CIVIC USES  
SUMMARY OF AMENDMENTS  
(Updated 12/6/16)

including accessory uses, shall have frontage on and access from a collector or arterial street. [Ord. 2006-013]

**2)e. Redevelopment and Revitalization and Infill Overlay (RRIO)**

~~The A Nonprofit Institutional Assembly use owned or operated by a neighborhood group, working with the Office of Community Revitalization (OCR) within a Countywide Community Revitalization Team (CCRT) designated area, may be located on a local residential street be allowed~~ subject to the following criteria: **[Partially relocated from f) item, below]**

~~a) Limited to a maximum of 3,000 square feet of GFA, unless approved as a Class A conditional use;~~

~~1) DRO approval in the zoning districts where the use is subject to a Class A Conditional Use;~~

~~2) Located on a local residential street provided the building square footage is limited to a maximum of 5,000 square feet. A Nonprofit Institutional Assembly greater than 5,000 square feet, including accessory uses, shall be located on local commercial, arterial or collector street. **[Partially relocated from Location, below]**~~

~~b) A maximum of two acres, unless approved as a Class A conditional use;~~

~~c) Landscaping in accordance with Art. 7, Landscaping;~~

~~d) A minimum of one parking space per employee and two visitor parking spaces shall be provided;~~

~~e3) No outdoor activities after 10:00 pm; and,~~

~~f) PBC or a CCRT approved neighborhood group shall own or operate the property and facility; **[Partially relocated to Approval Process standard, above]**~~

~~g) Prior to the issuance of a business tax receipt, the building shall comply with all applicable Health and Building Code requirements; and **[Ord. 2007-013]**~~

~~h4) The following accessory uses shall be ~~p~~Permitted ~~by Right~~: ~~l~~limited ~~d~~Day ~~e~~Care, ~~d~~Day ~~e~~Camp, ~~neighborhood association office, and, Government Services limited to eCommunity pPolice sSubstation and fire rescue substations, and special events.~~~~

**b. TND District**

~~Nonprofit institutional assembly shall be limited to a maximum of 10,000 square feet of GFA. **[Ord. 2006-013]** **[Relocated to Zoning Districts Standard, above]**~~

**c. AGR District**

~~The use shall be limited to that which serves the needs of farm workers or residents of the AGR Tier and shall not be located west of SR 7. **[Ord. 2006-013]** **[Partially relocated to Article 4.B.4.B, General Institutional, Public and Civic Standards]**~~

**d. PO District**

~~Nonprofit institutional assembly shall be government owned and operated. **[Ord. 2006-013]** **[Relocated to Zoning Districts Standard, above]**~~

**Reason for amendments in the Use Matrix:** [Zoning] Staff analyzed the approval process consistent with the proposed Place of Worship changes from Class A to DRO. Additionally, staff analyzed the approval process in standard zoning districts compared to the PDDs where additional site design requirements and development patterns are typically exceeded. The use should not be less restrictive in the standard zoning districts. The following changes are being proposed:

- |   |
|---|
| 5. Add the use to the AR/USA Zoning District as a Class A Conditional Use (A);  |
| 6. Add the use to the CRE Zoning District as a DRO Approval;  |
| 7. Change the approval in the CG Standard Zoning District, Commercial Pod of a PUD, MUPD with CH, CR, and INST FLU designation, MXPD with CH FLU designation and LCC with CH FLU designation from a Class A Conditional (A) approval to DRO (D) approval;   |
| 8. Delete use from MXPD with CHO FLU designation consistent with CHO Standard Zoning District and MUPD with CHO FLU designation as the use is prohibited in these districts; and,   |
| 9. Change the approval in the PO Zoning District from Permitted by Right (P) to a DRO Approval. Staff is proposing to add the Place of Worship use to the PO Zoning District as a DRO approval, therefore a Nonprofit Institutional use must be on equal footing or have a more restrictive approval process. |

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D4

INSTITUTIONAL, PUBLIC AND CIVIC USES  
SUMMARY OF AMENDMENTS  
(Updated 12/6/16)

11. ~~Assembly~~, Nonprofit Membership Assembly

<p><b>HISTORY:</b> Staff is using Ordinance 1992-020 as the initial reference of amendment history for the Nonprofit Membership Assembly use. The definition and Supplementary Use Standards were amended by Ord. 1995-008, 1997-064, 1999-037, 2000-015, 2001-001, 2001-100, 2003-067, 2005-002 and 2006-013.</p>
<p><b>Reason for amendments:</b> [Zoning]</p>
<p>1. Revise the definition to relocate typical uses to a new standard. Typical uses reference is not a function of the definition.</p>
<p>2. Delete requirement for the use to serve the farm workers and residents in the AGR Zoning District as it is already addressed by the Comprehensive Plan’s FLUE Objective 1.5. Standard related to the location of the use in the AGR Tier west of SR 7/US 441 is relocated from this use to the new general standards at the introductory part of Institutional, Public and Civic Use Classification. The Comprehensive Plan FLU Element Policy 1.5-r makes the regulations applicable to all Institutional uses.</p>
<p>3. Delete the PO District standard for consistency as the use is prohibited in the Use Matrix.</p>

**a. Definition**

An ~~site or facility establishment~~ owned or operated by a ~~not-for-profit nonprofit~~ organization for social, education or recreational purposes where paid membership is required. ~~Typical uses include fraternal or cultural organizations and union halls.~~ **[Relocated to Typical Uses Standard, below]**

**b. Typical Uses**

~~A Nonprofit Membership Assembly use may include but is not limited to: fraternal or cultural organizations, and union halls.~~ **[Relocated from Definition, above]**

**c. Zoning Districts**

**1) AR/RSA District**

~~May be allowed in the AR/RSA with a SA FLU, subject to a Class A Conditional Use approval. [Ord. 2005-002]~~ **[Relocated from AR/RSA Standard, below]**

**2) TND District**

~~Nonprofit Membership Assembly shall be limited to a maximum of 10,000 square feet of GFA. [Ord. 2006-013]~~ **[Relocated from TND District Standard, below]**

**ad. Frontage and Access**

The use shall ~~have frontage on and access from~~ a collector, arterial, or local commercial street. A ~~place of assembly Nonprofit Membership Assembly~~ with collocated uses, or more than 15,000 square feet of GFA or 350 seats, including accessory uses, shall have frontage on and access from a collector or arterial street. **[Ord. 2006-013]**

**b. AR/RSA**

~~May be permitted in the AR/RSA with a SA FLU, subject to a Class A conditional use approval. [Ord. 2005-002]~~ **[Relocated to Zoning Districts Standard, above]**

**c. AGR District**

~~The use shall be limited to that which serves the needs of farm workers or residents of the AGR Tier and shall not be located west of SR 7. [Ord. 2006-013]~~ **[Partially relocated to Article 4.B.4.B, General Institutional, Public and Civic Standards]**

**d. PO District**

~~A nonprofit membership assembly shall be government owned and operated. [Ord. 2006-013]~~

**e. TND District**

~~Nonprofit membership assembly shall be limited to a maximum of 10,000 square feet of GFA. [Ord. 2006-013]~~ **[Relocated to Zoning Districts Standard, above]**

<p><b>Reason for amendments in the Use Matrix:</b> [Zoning] Similar to the Nonprofit Institutional Assembly use above, staff analyzed the approval process consistent with the proposed Place of Worship changes from Class A to DRO. Additionally, staff analyzed the approval process in standard zoning districts compared to the PDDs where additional site design requirements and development patterns are typically exceeded. The use should not be less restrictive in the standard zoning districts. The following changes are being proposed:</p>
<p>4. Add the use to the AR/RSA Zoning District as a Class A Conditional Use (A); and,</p>
<p>5. Change the approval in the CG Standard Zoning District, MUPD with CH, CR, and INST FLU designation, MXPD with CH FLU designation and LCC with CH FLU designation from Class A Conditional (A) approval to DRO (D) approval.</p>

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**. .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D4

INSTITUTIONAL, PUBLIC AND CIVIC USES  
SUMMARY OF AMENDMENTS  
(Updated 12/6/16)

12. Nursing Home or Convalescent Facility

**Reason for amendments:** Staff is using Ordinance 1992-020 as the initial reference of amendment history for the Nursing or Convalescent Facility use. The definition and Supplementary Use Standards were amended by Ord. 2003-067 and 2005-002.

- 1. Address the licensing requirement for a Nursing Home by the State of Florida consistent with F.S. 400.021(12).
- 2. Delete Emergency Generators standard as the provision already exists in Art. 5 and is currently a duplicative requirement.

**a. Definition**

An establishment where care is offered or provided for three or more persons suffering from illness, other than a contagious disease, sociopathic or psychopathic behavior which is not of sufficient severity to require hospital attention, or for three or more persons requiring further institutional care after being discharged from a hospital, other than a mental hospital. Patients usually require domiciliary care in addition to nursing care.

**b. Licensing**

A Nursing Home or Convalescent Facility shall be required to be licensed by the State of Florida.

**ca. Lot Size**

A minimum of 10,000 square feet or the minimum requirement of the district, whichever is greater.

**db. Frontage**

A minimum of 100 feet of frontage or the minimum requirement of the district. [Ord. 2005 - 002]

**ee. Access**

If located in a residential FLU designation category, access shall be provided from a collector or arterial street.

**fd. Maximum Number of Patient Beds**

- 1) All FLU designations except RR: One bed per 1,000 square feet of lot area.
- 2) RR FLU designation: 0.25 bed per 1,000 square feet of lot area.

**e. Emergency Generators**

~~A permanent emergency generator shall be required for all nursing or convalescent facilities, and shall meet the standards of Art. 5-B.1.A.18, Permanent Generators. [Ord. 2006-004]~~

**Reason for amendments in the Use Matrix:** [Zoning]

- 3. Change the use approval from Class B Conditional Use to DRO in the Institutional and Public Facilities (IPF) Zoning District for consistency with the approval of the use in MUPD with INST FLU designation in order to promote the location of the use in this district.

13. Place of Worship

**HISTORY:** The Place of Worship use was first referenced in the 1957 and 1973 Code as "Church or Place of Worship". There were no use specific Supplementary Use Standards in either Code. In the 1992 ULDC (Ord. 1992-020) a definition and use specific Supplementary Use Standards were referenced. The definition and Supplementary Use Standards were amended by Ord. 1993-004, 1997-014, 1999-037, 2001-100, 2003-067, 2005-002, 2005-041, 2006-013, and 2011-016.

**BACKGROUND:**

The County Attorney's office has recommended to the Zoning Division to review and potentially revise the Place of Worship use in the Unified Land Development Code (ULDC).

A review of national, state and local trends as well as applications for places of worship indicates that "places of assembly" are transforming from the traditional role of providing a limited number of worship services (e.g. one or two days per week) and community support activities, to providing multiple services several days per week and space for an increasing variety of community services, some of which may or may not be related to the practice of religion or support of surrounding neighborhoods. Assembly uses, specifically Places of Worship, are increasingly becoming more common in low density residential districts. The potential for adverse impacts to surrounding areas includes but is not limited to insufficient parking and additional uses that create higher levels of traffic and noise than traditional places of worship. Along with addressing potential adverse impacts on surrounding neighborhoods, local governments must consider the Religious Land Use and Institutionalized Persons Act (RLUIPA) when regulating religious uses. The RLUIPA states that local land use regulations cannot place undue burden on religious practices.

**Reason for Amendments:** [Zoning]

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ]. .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D4

INSTITUTIONAL, PUBLIC AND CIVIC USES  
SUMMARY OF AMENDMENTS

(Updated 12/6/16)

- 1. Delete the reference in the definition related to seminary. A seminary is defined as a College or University Use.
- 2. Establish standard to address potential modification of or abandonment of existing approvals.

**a. Definition**

~~Means a An establishment sanctuary~~ which may include a retreat, convent, ~~seminary~~ or other similar use, owned or operated by a tax-exempt religious group that is used periodically, primarily or exclusively for religious worship, activities ~~and or~~ related services. ~~A place of worship may include collocated facilities that require additional approval, such as a day care, school, cemetery, or CLF.~~ [Ord. 2005-041] [Ord. 2006-013]

**b. Existing Approvals**

~~Applicants may seek abandonment of the existing Place of Worship approval and apply for DRO Approval at any time. Prior approvals may be continued to be utilized subject to the limitations in Art. 2.D.1.G, Modifications to Prior Development Orders. A Development Order exceeding the thresholds in Art. 2.D.1.G shall be subject to a Development Order Abandonment (ABN) and a concurrent request for a DRO Approval.~~

- 3. Revise the frontage and access requirements to clarify the location of a Place of Worship based on the size of the establishment.
- 4. Delete the DRO Approval standard, as it no longer applies due to the change to the the approval process from Class A Conditional Use (A) to DRO Approval (D). See Reason for Amendments in the Use Matrix #1 below.

**ac. Frontage and Access Location**

~~A place of worship with collocated uses such as a day care, school, CLF, or cemetery; or, in excess of 15,000 square feet of GFA or 350 seats, including accessory uses, shall have frontage on and access from a collector or an arterial street. [Ord. 2006-013] A Place of Worship shall be prohibited unless in compliance with one of the following:~~

- 1) ~~A Place of Worship greater than or equal to 15,000 square feet, including accessory uses, shall have frontage on and access from an Arterial or Collector Street.~~
- 2) ~~A Place of Worship greater than or equal to 5,000 square feet and less than 15,000 square feet, including accessory uses, shall have frontage on and access from an Arterial, Collector or Local Commercial Street.~~
- 3) ~~A Place of Worship less than 5,000 square feet, including accessory uses, may have frontage on and access from a Local Residential Street.~~

**b. Use Limitations**

**1) DRO Approval**

~~A place of worship not exceeding 3,000 square feet of GFA or 150 seats, including collocated or accessory uses, shall be permitted in the CN, CC, CG, UC or UI, MUPD, MXP, TMD districts, and a commercial pod in a PDD or TDD subject to DRO approval. [Ord. 2005-002] [Ord. 2006-013] [Ord. 2011-016]~~

- 5. Delete redundant Collocated language as the Code already addresses instances where uses can be collocated and would be subject the approval process identified in the new Article 4 Use Matrices. Revise the Accessory/ Collocated standard to clarify all collocated uses will be considered conforming so as to not create any nonconformities.
- 6. Any amendments to an existing development or new construction that meets or exceeds the maximum square footage in the threshold are subject to BCC or DRO approval. This standard clarifies that Places of Worship are not subject to the Development Thresholds contained in Article 4.
- 7. Revise Temporary Sales standard to clarify specific types of sales allowed, differentiate accessory sales are not special events; and, establish threshold for number of sales allowed. These changes will mitigate prior confusion with other provisions for the more expansive Temporary Sales use which may include seasonal sales or other and similar concerns with Special Events, which require a Special Permit. Also, delete standard related to Temporary Sales for more than three consecutive days as the specific regulations applicable in that case are addressed through the Supplementary Use Standards in the Limited Temporary Sales use.
- 8. Partially relocate standard that allows affordable housing in the INST FLU designation accessory to Place of Worship to the Residential Use Classification to reference Comprehensive Plan regulation in the Future Land Use Element that limits residential uses in the Institutional and Public Facilities (INST) Land Use designation to accessory affordable housing only when there is a non-profit organization or community-based group that sponsors the development to fulfill housing needs in the community.

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D4

INSTITUTIONAL, PUBLIC AND CIVIC USES  
SUMMARY OF AMENDMENTS  
(Updated 12/6/16)

2) **Accessory/Collocated Use**

~~A place of worship not exceeding 3,000 square feet of GFA or 150 seats shall be permitted as an accessory use to an assembly, civic, educational or recreational use in any non-residential district, except IL, IG or a PDD with an IND-FLU designation, subject to approval by the DRO. [Ord. 2006-013]~~

d. **Development Thresholds**

~~A Place of Worship shall be exempt from the requirements under Development Thresholds in Art. 4, Use Regulations.~~

3)e. **Limited Temporary Sales**

~~Temporary sales, such as rummage, or bake, or seasonal sales, shall be permitted by Right as an accessory use to a Place of Worship for a period of up to three consecutive days, limited to four times a year. Temporary sales greater than three consecutive days shall obtain a Special Permit for Temporary Retail Sales.~~

4) **Limited Day Care**

~~A limited day care shall be permitted as a collocated use to a place of worship with a minimum of 3,000 square feet of GFA or 150 seats subject to DRO approval. [Ord. 2005-002] [Ord. 2006-013]~~ **[Relocated to Limited Day Care]**

5) **INST**

~~In the INST-FLU designation, affordable housing shall be permitted as an accessory use to a place of worship, subject to approval of a Class A conditional use. Such housing shall be requested and under the direct supervision of a sponsoring nonprofit organization or community based group, provided at below market rental rates, and not for resale. The number of units allowed shall be determined by the Planning Director based on a land use compatibility analysis of the surrounding area. [Ord. 2006-013]~~ **[Partially relocated to 4.B.5.B.1, General Residential Standards]**

9. Delete requirement for the use to serve the farm workers and residents in the AGR Zoning District as it is already addressed by the Comprehensive Plan's FLUE Objective 1.5. Standard related to the location of the use in the AGR Tier west of SR 7/US 441 is relocated from this use to the new general standards at the introductory part of the Institutional, Public and Civic Use classification. The Comprehensive Plan Policy 1.5-r makes the regulations applicable to all Institutional uses.

6) **AGR District**

~~The use shall be limited to that which serves the needs of farm workers or residents of the AGR Tier and shall not be located west of SR 7/US 441. [Ord. 2006-013]~~ **[Partially relocated to Article 4.B.4.B, General Institutional, Public and Civic Standards]**

**Reason for amendments in the Use Matrix:**

10. This change will amend the existing approval process from Class A Conditional Use, where applicable, to DRO in all zoning districts where the use is allowed. The DRO approval process will allow Zoning staff and applicable County agencies to review applications. The DRO process requires applicable agencies to provide feedback on the proposed application and would require a site plan prior to building permit. Accompanying supplemental standards will provide clear-cut regulatory framework to review and process requests.

11. Add Place of Worship use to the Infill Redevelopment Overlay (IRO) where inadvertently omitted when the district was first established.

12. Delete Requested Use (R) approval from Mobile Home Planned Development (MHPD) District. The MHPD provisions defer to Planned Unit Development (PUD) regulations for recreation, civic and commercial pods, where the use is more appropriately limited to civic and commercial pods.

**14. Prison, Jail or Correctional Facility**

**Reason for Amendment:**

1. [Zoning] Pull out Prisons, Jails and Correctional Facilities from Government Services to minimize confusion related to the approval process applicable to Prisons and reflect approval of the use as contained in a Supplementary Use Standard.

a. **Definition**

~~A government owned or operated facility in which people are legally held as a punishment for crimes they have committed or while awaiting trial.~~

b. **Approval Exemption**

~~Expansion of existing facilities shall be exempt from the Class A Conditional Use approval. [Partially relocated from 4.B.4.C.7.b.1) Related to Prisons]~~

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**. .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D4

INSTITUTIONAL, PUBLIC AND CIVIC USES  
SUMMARY OF AMENDMENTS  
(Updated 12/6/16)

Reason for amendments in the Use Matrix:  
2. [Zoning]  
As a result of the relocation of Prisons, Jails and Correctional Facilities from Government Services use to be a separate use, this amendment reflects Class A Conditional Use approval in the PO and IPF Zoning Districts which was already indicated in a Supplementary Use Standard.

**15. School - Elementary or Secondary**

Reason for amendments: Staff is referencing Ordinance 1992-020 as the initial ordinance for amendment history for the School, Elementary or Secondary use. The definition and Supplemental Use Standards were amended by Ord. 2003-067, 2005-002 and 2012-027.

1. Standard for those Schools that are located in the AGR Tier west of SR 7/US 441 is consolidated to the new general standards at the introductory part of Institutional, Public and Civic Use classification as contained in the Comprehensive Plan Policy 1.5-r, which allows these regulations applicable to all Institutional uses.

**a. Definition**

An institution of learning, whether public, private or charter, which conduct regular classes and courses of study required for accreditation as an elementary or secondary school approved by the Department of Education.

**ba. General**

All Schools shall comply with the following requirements, except where stated otherwise:

**1) Setbacks**

~~All schools shall comply with the Zoning District setbacks unless stated otherwise herein. No setback shall be less than 25 feet regardless of the Zoning District. [Ord. 2012-027]~~ [Partially relocated to Art. 4.B.4.C.13.c, Private Schools, below]

**2) Agricultural Reserve Tier**

~~A school shall not be located west of SR 7/US 441.~~

**3) South Florida Water Management District (SFWMD)**

~~Boardwalks and education learning stations may be constructed within wetland areas subject to approval by the SFWMD.~~

**a) Preservation**

~~Prior to commencement of construction, lot clearing or any other site development, preparation, all applicable permits shall be obtained in conformance with Article 9, Archaeological and Historic Preservation. [Relocated to Wetlands Permits, below]~~

**b) Wetlands Permits**

~~On-site wetlands required by the SFWMD shall be preserved. [Relocated to Preservation, below] Boardwalks and education learning stations may be constructed within wetland areas subject to approval by the SFWMD.~~

**c) Construction Documents**

~~Prior to site plan approval by the DRO review, construction documents for wetland restoration, landscaping, and vegetation restoration shall be reviewed and approved by ERM. [Partially relocated to Construction Documents, below]~~

**4) Overlay - Airport Zoning Overlay (AZO)**

New schools shall not be located within five miles of either end of a runway, pursuant to Article 16, Airport Regulations, and F.S. State Statutes.

2. Delete standard indicating that only Private Schools were subject to Class A Conditional Use approval noted in the Use Matrix. All Private, Public, and Charter Schools will be subject to the applicable approval process as indicated in the Use Matrix.

3. Increase pedestrian safety for Schools by including a provision that requires on-site drop-off and pick-up spaces. Sidewalks of pedestrian walkways that connect drop-off/pick-up areas and parking lots to building entrances are current requirements for similar institutional uses such as Day Care. Therefore, recommend similar requirements to be applied to Schools. This amendment also proposes to minimize vehicular circulation issues by restricting overlapping of traffic circulation with drop-off and pick-up spaces.

**cb. Private School**

~~The following standards shall apply to all private schools: [Ord. 2012-027]~~

**1) Pedestrian Access/Bike Path**

~~Pedestrian access, bike paths and crosswalks showing access to the school site from surrounding neighborhoods shall be shown on the site plan. [Partially relocated to Site Plan, below. Related to Pedestrian Safety and Vehicular Circulation]~~

**2) Pedestrian Safety and Vehicular Circulation**

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [Relocated to: ]. **Stricken** indicates text to be **deleted**. **Stricken and italicized** means text to be totally or partially relocated. **Italicized** indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D4

INSTITUTIONAL, PUBLIC AND CIVIC USES  
SUMMARY OF AMENDMENTS  
(Updated 12/6/16)

~~Designated bus and parental drop-off/pick-up areas, shall be provided.~~

**a) Justification Statement**

~~The applicant shall include in the Justification Statement the following information:~~

- ~~(1) Types of School(s): Elementary, Middle or High;~~
- ~~(2) Projected enrollment capacity and proposed phasing, if any;~~
- ~~(3) Operating hours for drop-off/arrival and pick-up/dismissal; school start and end time, and before and after care. Description of any proposed staggered start and end time;~~
- ~~(4) Number of School personnel designated to oversee the vehicular and pedestrian traffic circulation, and monitor the safety of the drop off and pick up areas;~~

**b) Design Requirements**

- ~~(1) Drop-off/pick up spaces may be provided in form of a parking space or a queuing space. One designated drop-off/pick-up parking space shall be provided for every 20 students. Dimension of parking spaces shall be pursuant to Art. 6, Parking;~~
- ~~(2) Drop off/pick-up queuing spaces may be provided. Double queuing lanes that are located side by side are discouraged. Dimension of the queuing distance shall be based on one and a half linear feet for each student and the width of the queuing space shall be a minimum of 12 feet;~~
- ~~(3) A minimum four-foot wide sidewalk shall be provided adjacent to the drop-off/pick-up queuing spaces or parking lots and to be connected to the School entrance(s).~~

**c) Site Plan**

~~The Site Plan shall indicate the queuing, vehicular and pedestrian circulation, which includes but not limited to the following:~~

- ~~(1) Location of drop-off and pick-up areas and queuing spaces shall not interfere with on-site vehicular traffic or overlap any vehicular circulation unless a bypass lane is provided;~~
- ~~(2) A dedicated lane for queuing of vehicles prior to drop-off and pick-up areas;~~
- ~~(3) The bus drop-off and pick-up areas, if applicable;~~
- ~~(4) Pathways, which cross vehicular use areas, shall be defined by special paving, brick, striping, or other methods and shall include appropriate safety devices acceptable to the DRO; and, [Ord. 2012-027]~~
- ~~(5) Pedestrian access, bike paths and crosswalks showing access to the school site from surrounding neighborhoods. [Partially relocated from Pedestrian Access/Bike Path, above]~~

~~**3) Approval Process**~~

~~This use shall be subject to the applicable approval process pursuant to the use matrices of Article 3 and Article 4. [Ord. 2012-027]~~

~~**3) South Florida Water Management District (SFWMD)**~~

~~Boardwalks and education learning stations may be constructed within wetland areas subject to the approval by the SFWMD. [Relocated from South Florida Water Management District (SFWMD), above]~~

~~**a) Preservation**~~

~~On site wetlands required by the SFWMD shall be preserved. [Relocated from Wetlands Permits, above]~~

~~**b) Wetlands Permits**~~

~~Prior to commencement of construction, lot clearing or any other site development, preparation, all applicable permits shall be obtained in conformance with Article 9, Archaeological and Historic Preservation. [Relocated from Preservation, above]~~

~~**c) Construction Documents**~~

~~Review, construction documents for wetland restoration, landscaping, and vegetation restoration shall be reviewed and approved by ERM prior to final approval by the DRO. [Partially relocated from Construction Documents, above]~~

**c. Private Schools**

~~Private Schools shall comply with the Zoning District setbacks unless stated otherwise herein. No setback shall be less than or 25 feet, regardless of the Zoning District, whichever is greater. [Ord. 2012-027] [Partially relocated from Art. 4.B.4.C.13.b.1., setbacks, above]~~

(This space intentionally left blank)

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].  
~~Stricken~~ indicates text to be deleted. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D4

INSTITUTIONAL, PUBLIC AND CIVIC USES  
SUMMARY OF AMENDMENTS  
(Updated 12/6/16)

4. Update Charter School by clarifying that in accordance with Florida Statutes 1002.33, section (1) Authorization, all Charter Schools in Florida are public schools. Furthermore, Florida Statutes 1002.33, section (18) Facilities, indicates that local governing authorities shall make Charter Schools subject to the same regulations applicable to Public Schools.

**d. Charter Schools**

~~Charter schools are subject to the same standards and approval processes applicable to private schools. Charter schools are considered public schools pursuant to F.S. Chapter 1002.33 and shall be subject to the standards and procedures applicable to Public Schools. If constructed by the PBC School Board or otherwise considered a public school facility pursuant to F.S. Chapter 1013, the use shall be treated as public schools for the purposes of this Code. Charter schools with 200 or fewer students in a commercial, industrial, or nonresidential planned development district shall be subject to DRO approval. [Ord. 2012-027]~~

5. Delete standard that excludes public schools from being subject to the approval process indicated in the Use Matrix. All private, public and charter schools will be subject to the approval process contained in the Use Matrix.

**ed. Public Schools**

**1) Applicability**

Public Schools are subject to site requirements contained in Section 423 of the Florida Building Code per F.S. 1013.37. ~~Public schools are not subject to the approval process contained in the Use Matrices of this Code unless specified herein.~~ Other types of School Board developments, such as administrative offices, warehouse buildings, etc., shall comply with the regulations of the applicable zoning district. [Ord. 2012-027]

**2) Previous Approvals and Future Amendments**

Public schools approved prior to June 16, 1992 shall be considered conforming uses. [Ord. 2012-027]

6. Interlocal agreement R-93-1600-D was established between the Board of County Commissioners and the School Board of Palm Beach County. The Agreement requires the site selection of a public school must be consistent with the local Government's Comprehensive Plan and applicable development regulations. This amendment restates the applicability of the agreement while clarifies that approval of site selection needs to be done prior to the application for the approval of a Public or a Charter School. This amendment allows schools to be subject to DRO approval process when located in PDDs or TDDs that have the school site selection approved prior to the application for the PDD or TDD prior to December 1, 2016 which is the time when sites have received approval for Phase 1 Site Acquisition. These developments are subject to Public Hearings and approval by the Board of County Commissioners. The amendment reduces the use approval process since the PDD or TDD application would be able to identify a school for the development.

**3) Review by Zoning and Approval Process**

~~**a. School Site Acquisition**~~

~~Comply with the procedures established by the Intergovernmental Agreement R-93-1600D adopted on 12-7-93, as amended from time to time. [Ord. 2012-027]~~

~~**b. Development Review Officer (DRO) Administrative Review**~~

~~Application shall comply with the DRO Administrative Review process as stated in Article 2.D, Administrative Process. [Ord. 2012-027]~~

~~Public or Charter Schools may be subject to DRO approval provided:~~

- ~~a) Prior to School site acquisition, the applicant complies with the procedures provided for in the Interlocal Agreement between the Board of County Commissioners and the School Board of Palm Beach County (R-93-1600D); and,~~
- ~~b) The proposed site is located in a PDD or TDD; or, the application was submitted prior December 1, 2016, regardless of the zoning district.~~

**4) Accessory Uses Radio Towers**

~~The following uses, subject to special regulations, Accessory Radio Towers shall be allowed as customarily incidental and subordinate to a public school, subject to the following regulations:~~

~~**a) Accessory Radio Towers**~~

~~**(1a) Height**~~

~~Towers shall have a maximum height of 100 feet or less measured from the finished grade at the base of the tower. Towers over 100 feet in height and eCommercial eCommunication tTowers shall comply with Art. 4.C. 4.B.9, Communication Tower, Commercial. [Ord. 2005 - 002]~~

~~**(2b) Setbacks**~~

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D4

INSTITUTIONAL, PUBLIC AND CIVIC USES  
SUMMARY OF AMENDMENTS

(Updated 12/6/16)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20

- (a) Towers shall meet a minimum setback equal to 50 percent of the height of the tower from all property lines. [Ord. 2005 – 002]
- (b) Commercial Communication Towers shall comply with Art. ~~4.C.4.B.9, Communication Tower, Commercial~~. ITV antennas shall not be subject to these requirements. [Ord. 2005 – 002]

~~(3c)~~ **Anchors**

All tower supports and peripheral anchors shall be located entirely within the boundaries of the school site and in no case less than 20 feet from a property line.

~~(4d)~~ **Fencing**

Security fencing or a security wall shall be installed around the base of each tower, each anchor base and each tower accessory building to limit access.

~~(5e)~~ **Sign-Off**

The School Board shall provide a written sign-off from the County Department of Airports stating the tower will not encroach into any public or private airport approach space as established by the Federal Aviation Administration.

~~(6f)~~ **Removal**

Obsolete or abandoned towers shall be removed within 12 months of cessation of use.

7.	Relocate standard related to Water or Waste Water Treatment facility accessory to a School for consistency with construction of the Code. The Use Regulations Project consolidates all standards applicable to a principal use under the existing provisions for that use to facilitate use of the Code.
8.	Allow variances for setbacks from schools. In 2003, the Code required schools in residential zoning districts to be setback a minimum of 25 feet from residential. In 2012, the Code was amended to apply the 25 feet setback to all schools regardless if they were or not adjacent to residential in an effort to create some consistency with criteria used by the State Requirements for Educational Facilities and the Florida Building Code. Those same documents allow schools to use the local zoning setbacks if less than the 25 feet, therefore, the Code is amended to allow schools to apply for variances when it is demonstrated that the setback meet the standards to obtain a variance as contained in Art. 2 of the ULDC.
9.	According to State Statutes 1013.64(5)(a), landscaping for Public Schools is required to be provided by local funding sources. The Statutes also makes the schools exempt from landscape requirements unless the local requirements are less costly than the landscape regulations contained in the Florida Building Code for Educational Facilities or State Requirements for Educational Facilities (SREF). Such landscape standards are limited to maintenance, prohibited species, water conservation, safety and visibility while lacking specificity on design, layout, installation quantity and quality of the landscape material. This amendment introduces landscape requirements contained in Resolution 2015-1864, Inter-local agreement for Coordinated Planning between the School Board of Palm Beach County, Palm Beach County and Municipalities of Palm Beach County, to make them easier to enforce.
10.	Provisions contained in Art. 7, Landscaping, require fences to have vegetative material inside and outside of the fence, installation of a fence can only be located along the property line when adjacent to conforming sites and chain link fences are permitted in right of ways when installed behind a hedge unless approved as Type 2 Waiver. This amendment deletes reference to Article 7 as well as the fence height provisions in Art. 5 to utilize fence requirements established in the Interlocal Agreement which differ from those in the Code.

21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39

~~b) Water or Waste Water Treatment~~

~~A water or wastewater treatment facility may be installed in accordance with all applicable federal, state and local utility standards.~~ [Relocated to Art. 4.4.B.7.C.11, Water or Wastewater Treatment Plan use]

~~(1) Location/Buffering~~

~~The facility shall be located and buffered to ensure compatibility with surrounding land use.~~ [Relocated to Art. 4.4.B.7.C.11, Water or Wastewater Treatment Plan use]

~~(2) Duration~~

~~The use of the facility shall only be permitted until such time.~~ [Relocated to Art. 4.4.B.7.C.11, Water or Wastewater Treatment Plan use]

**5) Setbacks**

Setbacks for public schools shall be a minimum of 25 feet. Request for Type 2 Variance from setbacks shall be permitted in accordance with Art. 2, Development Review Procedures. [Ord. 2005-002] [Ord. 2012-027]

~~6) Supplemental Design Standards~~

~~a) All fences height shall be in compliance with Art. 5, Supplementary Standards and Art. 7, Landscaping.~~ [Ord. 2012-027]

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [Relocated to: ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D4

INSTITUTIONAL, PUBLIC AND CIVIC USES  
SUMMARY OF AMENDMENTS  
(Updated 12/6/16)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34

- 6) Landscaping**  
The following landscape requirements shall apply to Public and Charter Schools:  
**[Ord. 2012-027]**
  - a) Ground cover, hedges and trees shall be of low maintenance species, preferably native.
  - b) Sites adjacent to public streets and residential zoning districts, shall provide landscaping along the entire perimeter of the site. Landscaping shall consist of one canopy tree per 25 lineal feet of the property line and shall be a minimum of 10 feet in height at time of installation.
  - c) Credit shall be granted for on-site preservation of existing trees.
  - d) Hedges or ground covered shall be 18 inches at maintained height. Hedges shall be clustered at various locations around or between trees and planted 36 inches on center.
- 7) Fences**  
Chain link fence may be allowed along the perimeter of the site up to eight feet in height and shall be black or green vinyl coated.
- e8) R-O-W Dedication**  
Within six months of a request by the County Engineer, the School Board shall convey to the BCC all portions of the site necessary to achieve the ultimate R-O-W, as required by Article 11, Subdivision, Platting and Required Improvements, or as warranted by the School District's Traffic Study, as well as additional right of way for turn lanes and corner clips, as determined by the County Engineer and warranted by the School District's Traffic Study for any affected road. The conveyance shall include documentation acceptable to the County Engineer that the land is free of all encumbrances and encroachments and shall be in the form of a warranty deed acceptable to the County Attorney. Time extension for R-O-W dedication may be granted if approved by the County Engineer and the School District. **[Ord. 2012-027]**
- e9) Road Improvements**  
Prior to school occupancy, the School Board shall fund and construct all road improvements directly associated with the school such as paving-drainage, turn lanes, traffic circulation, sidewalks, and driveway connections as determined by the County Engineer and warranted by the School District's Traffic Study. **[Ord. 2005 – 002] [Ord. 2012-027]**

Reason for amendments in the Use Matrix:	
11.	[Zoning] Make the use subject to Class A Conditional Use approval in URAO, IRO and MUPD with INST FLU designation for consistency with the use approval in all other zoning districts where the use is allowed except for PO Zoning District.

35  
36

U:\Zoning\CODEREV\2016\BCC Hearings\URP\1 - RPA\4D Exh. D4 - Institutional Public and Civic Uses.docx

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D5

INDUSTRIAL USES  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

1  
2 Part 1. New ULDC Art. 4.B.5, Industrial Uses, is hereby established as follows:

3 CHAPTER B USE CLASSIFICATION

4 Section 5 Industrial Uses

5 A. Industrial Use Matrix

6

**Reason for amendments:**

[Zoning] Consolidates all zoning districts into one Use Matrix to improve ease of use and better delineate differences in approval processes for Standard, Planned Development Districts (PDD) or Traditional Development Districts (TDD) districts. Tables consolidated are as follows: Table 3.B.15.F, Infill Redevelopment Overlay (IRO) Permitted Use Schedule; Table 3.B.16.E, Priority Redevelopment Area (PRA) Use Matrix; Table 3.E.1.B, PDD Use Matrix; Table 3.F.1.F, TDD Use Schedule; and, Table 4.A.3.A, Use Matrix.

Include footnote in the Use Matrix to ensure the Code user reviews the Supplementary Use Standards applicable to every individual use when determining the applicable approval process. Since the Use Matrix is intended to show the most restrictive approval process and some uses may be shown prohibited or with a specific approval process, the Supplementary Use Standards may contain additional provisions that allow the use to be subject to a lower level of approval when specific provisions are met.

7  
8  
9

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.





EXHIBIT D5

INDUSTRIAL USES  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

1  
2  
3  
4

B. General Industrial Standards

Reserved for future use.

C. Definitions and Supplementary Use Standards for Specific Uses

**HISTORY:** The Asphalt or Concrete definition was first referenced as part of the 1992 ULDC (Ord.1992-020).

**Reason for amendments:** [Zoning] Asphalt and Concrete Plant is being consolidated with Heavy Industry, due to similar characteristics such as:

- Nuisances such as appearance, dust and odor, and noise; and,
- Uses are land intensive requiring room for storage of aggregate and materials, heavy equipment, need for maneuvering area for delivery vehicles.

5  
6  
7  
8  
9

~~13. Asphalt or Concrete Plant~~

~~An establishment engaged in the manufacture, mixing or batching of asphalt, asphaltic cement, cement or concrete products.~~

**Reason for amendments to Asphalt or Concrete Plant in the Use Matrix:** [Zoning] Asphalt and Concrete Plant is being consolidated with Heavy Industry.

10  
11  
12

135. Contractor Storage Yard

**HISTORY:** The Contractor Storage Yard use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ordinance 1992-020, 1997-014, 1999-037, 2003-067, 2005-002, 2010-005, 2011-001.

**Reason for amendments:** [Zoning]

1. Delete requirement limiting minimum number of commercial vehicles allowed and to consolidate language describing construction and mechanical equipment within the definition. Research of other municipal ordinances and the American Planning Association (APA) does not support a limitation of the number of vehicles;

2. Delete the Accessory Office requirement as it is addressed by Article 5.B.1.A, Accessory Uses and Structures; and,

3. Relocate and consolidate screening requirements for outdoor storage, Flex Space, and Barbed Wire in Article 5.B, Accessory and Temporary Uses.

4. [Westgate] The Westgate CRA has identified the need to amend certain use regulations to better facilitate the CRA's objective of eliminating slum and blight in the Westgate community redevelopment area. This amendment seeks to add a more restrictive approvals process and more stringent property development regulations to the Contractor Storage Yard use to mitigate for potentially harmful impacts. A Contractor Storage Yard is an intense, operationally active industrial use that can have a negative impact on surrounding areas, particularly if adjacent or nearby residentially zoned districts. The use is not only visually unappealing, it can generate noise, increased heavy truck traffic, and possible environmental impacts from the storage of certain construction material. The Westgate CRA believes this use to be inappropriate for an urban redevelopment area. Where allowed on industrially zoned parcels in the UG and UI Sub-areas of the WCRAO, the use will require a Class A conditional use approval by the BCC providing an opportunity for the concerns of neighboring community residents to be heard via the public hearing process. A required accessory office structure serves to screen the storage yard and prevent stand-alone outdoor storage. The accessory office structure must meet the setbacks, build to line, minimum frontage, and building coverage property development standards of the UI or UG Sub-area to create better building presence.

5. Establish new Home Occupation standard. Consistent with similar Florida jurisdictions, Palm Beach County maintains standards for Home Occupations to ensure that such businesses are not incompatible with neighboring residential uses or communities, nor inconsistent with Comprehensive Plan directives to maintain liveable communities. These regulations recognize that many home based businesses require the use of a vehicle, generally allowing for a maximum of one business related vehicle per household, subject to limitations on size that serve to preclude larger vehicles which are typically incompatible with residential communities.

In 2007, an exception was established to recognize the growing pains of a large number of successful mom and pop scaled landscape service businesses located in Rural areas of the County where larger lot sizes allowed for additional flexibility to accommodate additional employees and storage of lawn care related equipment. The amendment was intended to further encourage small business growth for uses that had outgrown the current residential limitations but were not yet ready to move to larger more expensive Commercial or Industrial locations.

Since that time, County Code Enforcement officials have noted other similar businesses that

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D5

INDUSTRIAL USES  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

operating in the Exurban and Rural Tiers, which could be similarly accommodated through additional exceptions to limits on vehicle type/size, and equipment.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65

- a. Definition**  
~~A lot used for the~~ The storage of construction material, **mechanical** equipment **used in construction activity**, or **three or more** commercial vehicles used by building trades and services, other than construction sites. [Ord. 2005-002]
- a. Construction Equipment**  
~~Mechanical equipment principally used in construction activity. Such equipment shall include but is not limited to bobcats, front end loaders, over head cranes, graders, dump trucks, compactors, forklift, steam rollers, earth movers, bulldozer, backhoe, concrete mixer, trenchers, cable/pipe layers or any such equipment that is not a street worthy vehicle.~~
- b. Office Permitted**  
~~An accessory office shall be permitted subject to Article 5.B, ACCESSORY AND TEMPORARY USES.~~
- c. Screening**  
~~Outdoor storage shall be screened from view in accordance with Article 5.B, ACCESSORY AND TEMPORARY USES. For a storage yard contiguous to property in a residential district, an opaque fence/wall a minimum of eight feet in height shall be installed along the inside edge of the required landscape buffer.~~
- d. Flex Space**  
~~This use shall be allowed as a flex space component pursuant to the applicable approval process indicated in Table 3.E.1.B PDD Use Matrix, Table 4.A.3.A Use Matrix, and pursuant to Article 5.B.1.C, Flex Space. [Ord. 2010-005]~~
- e. Barbed Wire**  
~~Barbed wire may be installed pursuant to Art. 5.B.1.A.2.c, Dangerous Materials, except when located adjacent to a parcel having a residential FLU designation or use. Barbed wire shall not be visible from any public street. [Ord. 2011-001]~~
- b. Overlay - WCRAO**
  - 1) Approval Process**  
~~The Use shall be limited to the UG and UI Sub-areas of the WCRAO subject to Class A Conditional Use approval.~~
  - 2) Accessory Office**  
~~The use shall include a structure required to comply with the provisions of Table 3.B.14.F – WCRAO Sub-area PDR's.~~
  - 3) Nonconformities**  
~~Uses approved prior to the effective date of this ordinance shall be considered legal conforming uses.~~
- c. Home Occupation – AR/RSA**  
~~A limited Contractor Storage Yard use, may be allowed as a Home Occupation, when located in the Agriculture Residential (AR) Zoning district within the Rural Service Area (RSA) subject to the requirements of Art. 4.B.1.E.8, Home Occupation, and the following:~~
  - 1) General**
    - a) Buffers**  
~~The use shall be exempt from incompatibility buffer requirements.~~
    - b) Hours of Operation**  
~~The loading or unloading, or movement of any stored vehicles, equipment, or other similar activities, or additional employees shall be prohibited between the hours of 8 p.m. and 6 a.m.~~
    - c) Additional Employees**  
~~A maximum of three persons living outside of the home may be employed under the home occupation, subject to the following:~~
      - ~~1) Employees shall be prohibited from loitering outdoors or within any abutting R-O-W, immediately prior to or after completing a work shift, excluding any usual or customary social activities hosted by the business owner; and,~~
      - ~~2) Employee vehicles shall not be parked on unimproved surfaces nor in the front or side yard unless within the business owners driveway or enclosed storage area.~~
    - d) Outdoor Storage**
      - ~~1) Where additional vehicles or equipment are allowed below, storage areas shall be screened from view from any R-O-W or residential parcel through use of existing or newly planted native vegetation provided the material provides an opaque screen within one year of the issuance of the Business Tax Receipt;~~
      - ~~2) No additional vegetation shall be required where equipment is screened from view behind permitted fences or other structures;~~

**Notes:**  
Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D5

INDUSTRIAL USES
SUMMARY OF AMENDMENTS
(Updated 12/14/16)

- 3) Outdoor storage shall be prohibited within the front yard, and shall be a minimum of 15 feet, or 25 feet for vehicles or equipment greater than eight feet in height, from any abutting parcel with a residential FLU or use; and,
4) Additional vehicles or equipment cited under Type II or Type III options shall only be permitted where parked or stored on improved surfaces such as asphalt, pavement or shell rock.
e) Ownership
Any additional permitted vehicles or equipment shall be owned or leased by the Home Occupation license holder, except for semi-trucks that are stored not more than two days per week at the home.
2) Type I - Landscape Service
The use shall be exempt from outside storage limitations, provided that outside storage is limited to equipment such as lawnmowers, edgers, weed eaters, and small trailers owned by the business owner. Storage shall not include heavy equipment associated with landscape installation services, such as bobcats, loaders, dump trucks, or heavy equipment trailers.
3) Type II - Trucks and Equipment
The following additional vehicles or equipment owned by the business owner, may be permitted on lots a minimum of five acres in size, in accordance with the outdoor storage provisions above:
a) Semi truck with or without trailer; or,
b) One dump truck; and
c) One trailer and one item of heavy equipment, such as a bobcat or loader, but excluding large equipment such as cranes.
4) Type III - Large Vehicles - Landscape Service
One additional vehicle, trailer or piece of equipment permitted under Type I or Type II above shall be permitted for each additional 10 acres.

Reason for amendments to Contractor Storage Yard in the Use Matrix: [Zoning]
6. This use was previously classified under the "Commercial Uses" category; however, the use was not permitted in any commercial districts, only industrial districts.
7. The use has been added as a Development Review Officer (DRO) approval to the Multiple Use Planned Development (MUPD) with an Economic Development Center (EDC) Future Land Use (FLU) designation. This is consistent with the FLU Element of the Plan which states that light industrial uses are consistent with EDC FLU designation. The Industrial category is primarily utilized by light, medium and heavy industrial uses and related services. The EDC is intended to be an employment generator. Although a Contractor Storage Yard may not always be the prototypical employment generator, it would contribute to new industrial development.

2 38. Data and Information Processing

HISTORY: The Data and Information Processing use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ordinance 1992-020, 2003-067, and 2010-005

Reason for amendments: [Zoning]
1. Update Data and Information Processing use definition for a more specific and consistent terminology used in today's market; and to relocate reference to "Flex Space", which will be addressed in Article 5 of the ULDC. The proposed definition indicates that this use is commonly collocated with other uses in the Industrial Use Classification, such as manufacturing, and is commonly found in planned industrial campus style complexes. The revisions are based on an evaluation of definitions used by other municipalities locally, in the state, and nationally, as well as adapting language from such sources as North America Industry Classification System (NAICS) and American Planning Association (APA).
2. Relocate and consolidate Flex Space in Article 5.B, Accessory and Temporary Uses.

- a. Definition
The use of an establishment for business offices of an industrial nature, including corporate centers, associated with uses such as: manufacturing and processing plants or similar industrial complexes; mass/bulk mail processing; and telemarketing centers. Such uses are The use is often integrated into a campus style development, and not frequented by the general public. This term does not include such uses as: Business or Professional Offices; computer-related General Retail Sales establishments; and Personal Services and Medical or Dental Offices.
a. Flex Space

Notes:
Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D5

INDUSTRIAL USES
SUMMARY OF AMENDMENTS
(Updated 12/14/16)

1
2
3
4

This use shall be allowed as a flex space component pursuant to the applicable approval process indicated in Table 3.E.1.B—PDD Use Matrix, Table 4.A.3.A—Use Matrix, and pursuant to Article 5.B.1.C, Flex Space. [Ord. 2010-005]

Reason for amendments to Data and Information Processing in the Use Matrix: [Zoning]
3. Due to the high number of employees typically employed by this use, it generates high trip counts and is not a neighborhood oriented use. Therefore this use is proposed for deletion from the following:
• Commercial Low-Office (CLO) and Community Commercial (CC) Zoning Districts;
• Infill Redevelopment Overlay (IRO) Zoning District with a Commercial Low (CL) and CLO FLU designation;
• MUPD with a CL FLU designation; and,
• Lifestyle Commercial Center (LCC) Zoning District with a CL FLU designation.
4. Add as Permitted by Right Use to MUPD with an EDC FLU designation. This zoning district requires approval of a Preliminary Site Plan by the Board of County Commissioners (BCC), at which time related impacts such as location, access, and orientation should be addressed.

5
6
7

3 13. Transportation Distribution Facility

HISTORY: The Transportation Facility use definition and Supplementary Use Standards were first referenced by Ord. 1981-024. The definition and Supplementary Use Standards were amended by the 1992 Code rewrite (Ord. 1992-020), 2003 Code rewrite (Ord. 2003-067), 2010-022, and 2011-016.
Reason for amendments: [Zoning]
1. Since 1992, Transportation Facility has regulated the movement of people and goods in certain zoning districts in the ULDC. Research concludes that the moving of people and goods are not similar in terms of overall operation and impact. The moving of people is consistent with public or civic uses (bus stops, train station) while goods are consistent with an industrial use (railroad depots, truck terminals). The proposed amendment will split Transportation Facility into two uses, Transportation Facility and Distribution Facility, to clarify the distinction between the moving of people and goods. Transportation Facility, the movement of people, will be established and located to a more appropriate use classification, Public and Civic Uses. Distribution Facility, the movement of goods, will be retained consistent with the industrial nature of the use.
2. To revise the definition to: a) clarify Distribution Facility is not people related; and, b) adds language to replace transfer of transportation standard. The revisions are based on an evaluation of definitions used by other municipalities locally, in the state, and nationally, as well as adapting language from such sources as NAICS and APA.

8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

- a. Definition
An establishment facility for the loading, unloading, and interchange of passengers, baggage, and freight or package express between modes of transportation. Typical uses include bus terminals, railroad stations and yards, and major mail-processing centers. [Relocated to new b., Typical Uses, below]
b. Typical Uses
Typical uses include truck terminals, railroad depots and yards (including temporary storage), and major mail-processing centers. [Relocated from a., Definition, above]
a. Transportation Transfer Facility (distribution)
An establishment providing for the transfer of transportation or other motorized vehicles, but not involving vehicle sales or rental (retail or wholesale). Typical uses include the transfer of automobiles, trucks, heavy equipment, or other motorized vehicles prior to distribution to retail dealers.
1) Permitted only in districts with an industrial zoning designation. The facility shall be subject to the same approval requirements indicated in the use matrix as a transportation facility except for commercial districts.

Reason for amendments to Distribution Facility in the Use Matrix: [Zoning]
3. Based on the reasons stated above, this use is being deleted from the following commercial districts:
• General Commercial (CG);
• Urban Redevelopment Area Overlay (URAO) Urban Center 1 (UC1); and,
• Urban Infill 1 (UI1) Transect Sub-Zones.
4. Distribution Facility is generally considered a light or general industrial use therefore inappropriate for lesser types of designations such as commercial districts. The deletions are consistent with the proposed separation of Transportation Facility (which would be allowed in these districts) and Distribution Facility. Distribution Facility is a potentially intense industrial use (e.g., a railroad depot) and should not be in these districts regardless of mitigation options. The approval process has also been deleted in the Institutional Public Facilities (IPF) Zoning District for consistency.

Notes:
Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D5

INDUSTRIAL USES  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

5. The use has been added as Permitted to a MUPD with an Industrial (IND) FLU designation or an Economic Development Center (EDC) FLU designation. This is consistent with the FLU Element of the Plan which states that light industrial uses are consistent with EDC FLU designation. The Industrial category is primarily utilized by light, medium and heavy industrial uses and related services.

1  
2  
3

**4. Equestrian Waste Management Facility**

<b>Reason for Amendments:</b> [Zoning]	
1.	Establish definition to clarify scope of use, including but not limited to: <ul style="list-style-type: none"> <li>References to reuse or "limited processing" is included for consistency with standards for "Recovered Materials Processing Facilities" established under F.S. 403.703 and the definition for processing under 403.703(23) which clarifies methods for processing solid waste "...so as to render it safe for transport; amenable to recovery, storage or recycling; safe for disposal; or reduced in volume or concentration." Note, the intent of this amendment is to establish consistency with the aforementioned regulatory standards, regardless of whether or not equestrian waste may or may not be defined by the State as solid waste. Thus, "limited processing" would not allow for intensive Manufacturing and Processing, unless approved as a collocated use, or where specifically stated as permitted otherwise under standards for Accessory Uses for Equestrian Waste Management Facilities.</li> <li>Additional collocated uses such as Composting, Manufacturing and Processing, Potting Soil Manufacturing, etc. would only be permitted where otherwise allowed in the applicable district, or where otherwise stated herein. While most of the uses anticipated to be inter-related with the new Equestrian Waste Management Facility may be permitted in Industrial districts, Manufacturing and Processing is not permitted in the AP district, nor does the Comprehensive Plan amendment anticipate that it should be. However, there may be a need to recognize a limited form of manufacturing to recognize that the preparation of recycling horse bedding may require the incorporation of new bedding material to supplement the more refined recycled material. In addition, there may be other forms of limited manufacturing from Equestrian Waste, consistent with the intent of a recycling facility, such as the production of usable products such as artificial fire place logs (aka pine logs). Subsequently, provisions to allow for limited manufacturing have been included under provisions allowing for Accessory Uses.</li> </ul>
2.	Establish Approval Process standard to implement the concurrent Comprehensive Plan amendment which will allow for limited use of the Special Agriculture (SA) future land use (FLU) designation in the Glades Tier, to allow for a Equestrian Waste Recycling Pilot Project.
3.	Require compliance with previously established requirements for the storage of Animal Waste, which serves to mitigate surface and groundwater contamination resulting from improperly stored or handled organic waste. Prohibit outdoor storage and processing areas within the U/S Tier to mitigate adverse impacts to adjacent uses.
4.	Recognize need for similar application standards used for management of Composting facilities, including requirement to delineate how the site will function by specifying storage and processing areas, waste volume, and a dust control plan. In addition, expand to require an odor and pest management plan, given the potential for objectionable odors and nuisances such as flies or other pests.

4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26

**a. Definition**

An establishment used for the recovery, recycling, or transfer of equestrian waste, provided used bedding is limited to organic materials, such as wood shavings, chips or sawdust, straw or hay, peat moss, or paper limited to newspapers, but excluding plastics, textiles or sand. Recovery may include collection, separation or sorting, or limited processing necessary to reduce volume, render materials safe for transport, storage or disposal, or the cleaning and packaging of materials for reuse. The facility may include manufacturing of products utilizing the equestrian waste including, but not limited to, bedding, fertilizer, pellets, and logs. Transfer may include the transfer of equestrian manure or bedding from smaller vehicles used for collection to larger vehicles for shipment to another destination.

**b. Approval Process - AP Zoning District with SA FLU Designation**

An Equestrian Waste Management Facility may be allowed in the AP Zoning district with an SA FLU designation, subject to BCC approval as a Class A Conditional Use.

**c. Location**

Shall have frontage and access from an Arterial or Collector Street. Access from Residential Streets shall be prohibited.

**d. Landscaping Adjacent to Residential**

The Landscape Buffer for any Equestrian Waste Management Facility located within 250 feet of a parcel with a residential use or FLU designation, shall be upgraded to a minimum of 30 feet in width, a two foot berm, and double the number of required trees, planted in two staggered rows. Where outdoor activities are permitted within this

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D5

INDUSTRIAL USES
SUMMARY OF AMENDMENTS
(Updated 12/14/16)

distance but an Incompatibility Buffer is not required, the buffer shall also be upgraded to include a minimum six foot hedge, fence or wall.

e. Accessory Use

Manufacturing and Processing shall be limited to a maximum of 30 percent new material for supplementing recycling horse bedding, or for the production of other useful products comprised of Equestrian Waste.

f. Storage or Waste Processing Areas

1) Best Management Practices

All storage areas, including the temporary or overnight parking of loaded trucks or trailers, and any outdoor waste processing areas, shall comply with Art. 5.J.3.A, Storage [Related to Storage or Spreading of Livestock Waste].

2) U/S Tier

Outdoor storage shall be prohibited in the U/S Tier.

3) Outdoor Storage

Where permitted, the pile height of equestrian waste shall not exceed 12 feet, and bollards shall be provided to delineate pile locations and height, tied to a finished grade location designated on site.

g. Application Requirements – Operation Functions

An application for an Equestrian Waste Management Facility shall include a Justification Statement and supporting documentation demonstrating acceptable industry design, configuration and operational standards, including but not limited to:

1) Site Plan

The Plan shall illustrate how the operation functions, including circulation routes, and the location and size of loading and processing areas, and storage piles.

2) Waste Volume

An explanation of the quantity of waste to be received, expressed in cubic yards per day or tons per day.

3) Dust Control Program

A program to address how dust generated from traffic, storage and processing areas will be managed pursuant to Art. 5.E.4.D.3, Dust and Particulate.

4) Odor and Pest Control Program

A program to address how odors and pests resulting from any vehicles transporting waste, or storage and processing areas will be managed pursuant to Art. 5.E.4.D.4, Objectionable Odors.

Table with 1 row: Reason for amendments to Equestrian Waste Management Facility in the Use Matrix: [Zoning] 5. Establish new Equestrian Waste Management Facility use as part of ongoing efforts to support the equestrian industry in Palm Beach County while working towards solutions to mitigate adverse impacts associated with the disposal of Equestrian Waste.

5.64 Gas and Fuel, Wholesale

HISTORY: The Wholesale Gas and Fuel use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ordinance 1992-020 and 2003-067.

Table with 1 row: Reason for amendments: [Zoning] 1. Update definition to reflect changes in technology and practices of the petroleum industry. 2. Remove the standard regarding locating the use in the Airport Zoning Overlay (AZO) from the definition, making it a standalone criteria. 3. Add criteria to prevent the use from being located within the five-mile long runway use restriction zone for airports, to prevent any unfortunate mishaps in the event of emergency or short landings; and, 4. To require input from County fire officials in determining safe separation distances between the use and all adjacent uses in the event of an accidental leak or explosion.

The use of land for bulk storage and wholesale distribution of 2,500 gallons or more of flammable liquid, or 2,000 gallons water capacity or more of flammable gas, excluding below-ground storage which is clearly accessory to the principal use on the site. Wholesale of gas and fuel shall be permitted in the AZO Overlay as an airport-related use only when associated with sales of aviation fuel. [Ord. 2006-036] [Relocated to b, below]

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ]. .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D5

INDUSTRIAL USES
SUMMARY OF AMENDMENTS
(Updated 12/14/16)

1
2
3
4
5
6
7
8
9
10
11
12
13
14

- a. Definition
An establishment engaged in the storage of gas and fuels for wholesale distribution, to businesses.
b. Overlay – Airport Zoning Overlay (AZO)
Wholesale of gas and fuel shall be allowed in the AZO Overlay as an airport-related use only when associated with sales of aviation fuel. [Relocated from the definition, above]
c. Location
This use shall not be located within any Prohibited Land Use Area/Five Mile Runway Buffer Zone.
d. Separation Distance
A separation distance shall be established between this use and any adjacent uses. The separation distance shall be that prescribed by PBC Fire Rescue Department based upon recognized standards and guidelines.

Reason for amendments to Gas and Fuel Wholesale in the Use Matrix: [Zoning]
5. Light Industrial (IND/L) Pod of a Planned Industrial Park Development (PIPD): add the use as a Class A Conditional Use for consistency with Light Industrial (IL) Zoning District.
6. To change the approval process from a Class B Conditional Use in the General Industrial (IG) Zoning District to a DRO approval process.
7. Change the use in the Public Ownership (PO) Zoning District from Permitted by Right to a DRO approval process.
8. To increase the review process to a DRO in the General Industrial (IND/G) Pod of a PIPD.

15
16
17

669. Heavy Industry

HISTORY: The Heavy Industry use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020.
Reason for amendments: [Zoning]
1. Consolidate asphalt or concrete plant in the list of typical heavy industry uses, as this use is a good example of the type of impacts and traffic found in other heavier uses, including fumes and odors, heavy trucks and equipment, and loud noises.

18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39

- a. Definition
An establishment engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage of, or manufacturing processes utilizing flammable, hazardous, or explosive materials, or processes which potentially involve hazardous or commonly recognized offensive conditions.
b. Typical Uses
Typical uses include asphalt or concrete plant; manufacturing and warehousing of chemicals, dry ice, fertilizers, fireworks and explosives; pulp and paper products; radioactive materials; fat rendering plants; slaughterhouses and tanneries; and, steel works.
c. FLU Designation - EDC
Heavy Industry shall be prohibited in the EDC FLU designation.
ad. Fireworks
The retail sale of fireworks from a permanent fireworks storage facility or establishment shall be limited to an accessory use

(This space intentionally left blank).

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ]. .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D5

INDUSTRIAL USES  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

1

**Reason for amendments to Heavy Industry in the Use Matrix:** [Zoning]  
2. Change from Permitted by Right to DRO approval process in the IND/G Pod of a PIPD for consistency with the approval process in IG Zoning District. DRO review ensures that any incompatibility issues are identified and made compliant with the requirements of the ULDC. This use involves large volumes of heavy vehicles, like semis and trailers, for delivery and distribution, which requires a higher level of scrutiny.

2

3

4

**7 80. Machine or Welding Shop**

**HISTORY:** The Machine and Welding Shop use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ordinance 1992-020, 2003-067

**Reason for amendments:** [Zoning]

1. To broaden the definition to include tool and die fabrication, which is typically associated with welding and machine shops.

5

6

7

8

9

10

**a. Definition**

A workshop where machines, machine parts, or other metal products are fabricated. Typical uses include machine shops, welding shops, tool and die fabrication, and sheet metal shops.

**Reason for amendments to Machine or Welding Shop in the Use Matrix:** [Zoning]

2. To include Machine and Welding Shop as Permitted by Right in MUPD with an EDC FLU designation. This is consistent with the language in the Plan which states that a use which is suitable to be Permitted in the IL Zoning District is also consistent with the characteristics of those uses permitted in the EDC FLU designation.

11

12

13

**8 84. Manufacturing and Processing**

**HISTORY:** The Manufacturing and Processing use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ordinance 1992-020, 2003-067

**Reason for amendments:** [Zoning]:

1. To revise the definition of Manufacturing and Processing to clarify that food processing does not include slaughterhouses and meat packing plants. Those uses involve the processing from raw materials (animals) which would classify them as Heavy Industrial. Wholesale butchers and similar uses are covered under Commercial Uses;

2. Provision excluding livestock and poultry slaughterhouses and meat packing plants" from this use are now deleted. This use now includes cutting, packaging and shipping of meat as part of food processing to reflect Wholesale Butcher Shop use consolidated with Manufacturing and Processing. Slaughterhouses are currently covered by Heavy Industry use.

3. To relocate and consolidate supplementary use standards regarding outdoor activity, which will be addressed in Art. 5; and,

4. Delete provisions for Outdoor Activities, to coincide with deletion of use from MUPD Commercial districts.

5. Relocate and consolidate Flex Space in Article 5.B, Accessory and Temporary Uses.

14

15

16

17

18

19

20

21

22

**a. Definition**

An establishment engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, ~~and This use also includes~~ incidental storage, sales and distribution of such products, but ~~excluding excludes~~ heavy industrial processing. ~~Typical uses include factories, large-scale production, wholesale distribution, publishing, and food processing.~~ [Relocated to new Standard b., Typical Uses, below]

**b. Typical Uses**

~~Typical uses include factories, large-scale production, wholesale distribution, publishing, and food processing.~~ [Relocated from Standard a., Definition, above]

**a. Manufacturing**

~~Manufacturing and processing shall only be allowed as a requested use in a MUPD with EDC or MLU land use.~~

**1) Exception**

~~Manufacturing and processing shall be allowed as a permitted use in a MUPD with IND land use.~~

**b. Outdoor Activities**

31

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D5

INDUSTRIAL USES
SUMMARY OF AMENDMENTS
(Updated 12/14/16)

Outdoor manufacturing, processing or storage shall be limited to industrial zoning districts only.

c. Flex Space

This use shall be allowed as a flex space component pursuant to the applicable approval process indicated in Table 3.E.1.B—PDD Use Matrix, Table 4.A.3.A—Use Matrix, and pursuant to Article 5.B.1.C, Flex Space. [Ord. 2010-005]

Reason for amendments to Manufacturing and Processing in the Use Matrix: [Zoning]
6. To delete Manufacturing and Processing from MUPD with CL, Commercial High (CH), CLO, Commercial High-Office (CHO), and Commercial Recreation (CR) FLU designations, as this is an industrial use which is not consistent with these commercial FLU designations.
7. Add as Permitted by Right in MUPD with an EDC FLU designation. This use is currently Permitted in the IL Zoning District, which is intended for less noxious cleaner, lighter industrial uses. These types of uses are also consistent with the uses identified by the Plan for the EDC FLU designation.



9.84. Medical or Dental Laboratory

HISTORY: The Medical or Dental Laboratory use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ordinance 2003-067, 2010-005, and 2011-016.

Reason for amendments: [Zoning]
1. Revise definition to ensure that other medical equipment, such as prosthetic, dental, optical and orthopedic, are included;
2. Revise definition to clarify in more detail the laboratory portion of the use; and,
3. Relocate and consolidate Flex Space in Article 5.B, Accessory and Temporary Uses.

a. Definition

An establishment facility for the construction or repair of medical equipment, such as dental, optical, orthopedic, or prosthetic devices; or medical testing laboratories primarily engaged in providing analytic or diagnostic services exclusively on the written work order of a licensed member of the dental or medical profession and not for the public.

a. Flex Space

This use shall be allowed as a flex space component pursuant to the applicable approval process indicated in Table 3.E.1.B—PDD Use Matrix, Table 4.A.3.A—Use Matrix, and pursuant to Article 5.B.1.C, Flex Space. [Ord. 2010-005]

Reason for amendments to Medical or Dental Laboratory in the Use Matrix: [Zoning]
4. Change the approval process from Class B Conditional Use to DRO approval process in CHO Zoning District. This use is typically confined to a wholly enclosed operation, is not a high traffic volume generator or attractor, does not generate noxious fumes, smoke or other common nuisances, and does not entail outdoor storage. A clear distinction needs to be made between the industrial nature of the use and the commercial nature of the use (e.g., lens grinding and fitment into eyeglass frames). This can be fulfilled by the DRO review. The establishment of the Urban Redevelopment Area Overlay (URAO) (2010) and Infill Redevelopment Overlay (IRO) (2010) allowed this use as a DRO approval.
5. Amend to allow this Use as Permitted by Right in the IG Zoning District; MUPD with an EDC FLU designation; and, IND/G Pod of a PIPD. Medical or Dental Laboratory is considered an industrial use. The recommendations for these districts are to be consistent with the intent of the use in industrial FLU designations and Pods.

(This space intentionally left blank)

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ]. .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D5

INDUSTRIAL USES  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

10 54. ~~Film~~ Multi-Media Production Studio

**HISTORY:** The Multi-Media Production use definition and Supplementary Use Standards were first referenced as part of the 1981 Unified Land Development Code (ULDC), Ordinance (Ord.) 1981-024. The definition and Supplementary Use Standards were amended by Ordinance 1992-020, 1994-023, 2007-001, 2010-005, and 2011-016.

**Reason for amendments:** [Zoning]

1. Rename Film Production Studio to Multi-Media Production to:
  - Reflect changes in the industry engaged in the production and distribution of information and cultural products; and,
  - Clarify types of uses that may be included such as motion picture, Computer Generated Imagery (CGI) and special effects, production and broadcasting of mass communication.
 This amendment consolidates Broadcast Studios which is proposed to be deleted from the Commercial Use Classification to be listed as a typical use of Multi-Media Production.
2. Simplify the use definition by addressing typical uses as separate standard.
3. Delete standard that requires the Film Liaison Office to provide permits for this use. This use is to allow a permanent location for the production of movies which differs from the permits issued by the Film and Television Commission. That office provides permits for time-specific productions using public right of ways or County sites or buildings. A specific standard has been added to clarify.
4. Expansion of the use to incorporate Broadcasting requires the site to include towers and antennas. This amendment clarifies that they are subject to separate standards contained in the Commercial Communication Towers classification section of the Code as well as the provision that pertain to antennas.

**a. Definition**

The use of a lot or building for the production of films or videotapes ~~for exhibition or sale, such as digital, audio and motion pictures; production or broadcasting of television, radio or internet programs; or recording of music.~~ **[Relocated to new b., Typical Uses, below]**

**b. Typical Uses**

~~Typical uses include but are not limited to: film laboratories, stock footage film libraries, mass video publication, broadcasting studios, or soundstages.~~ **[Relocated from a., Definition, above]**

~~**a. CHO, CG and LCC Districts**~~

~~Outdoor activities shall be located a minimum of 300 feet from a residential district. [Ord. 2010-005]~~

~~**b. Film Permit**~~

~~A film permit shall be issued by the Director of the Film Liaison Office. The duration of the permit shall not exceed 24 months without approval of the Zoning Director. This permit may be issued in all districts. [Ord. 2007-004]~~

~~**c. Approval Process**~~

~~Indoor Multi-Media Production establishments shall be Permitted by Right in the zoning districts where the use is allowed.~~

~~**d. Zoning District – LCC**~~

~~Film production studios shall not be located on a main street. [Ord. 2010-005]~~

~~**e. Transmission Facilities**~~

~~Communication towers, antennas and satellite dishes shall be subject to the applicable approval and Supplementary Standards contained in this Code.~~

~~**f. Film Permit in Public Properties**~~

~~Films in public properties such as parks, beaches, Rights of way or public buildings are not subject to these standards. Permits are issued by the Film and Television Commission.~~

**Reason for amendments to Multi-Media Production in the Use Matrix:** [Zoning]

5. Add Permitted approval process in a MUPD with an EDC FLU designation. FLU Element of the Comprehensive Plan, under FLU Atlas Regulation (III.C.4), Industrial Uses, indicates that the EDC designation is intended for uses with "Light Industrial" attributes with the addition of office uses. The EDC FLU designation shall be primarily utilized by office and research parks. The use is consistent with the Comprehensive Plan FLU Element.
6. Change Commercial Recreation (CRE) Zoning District and MUPD with CR FLU designation approval process from BCC to DRO. FLU Element of the Comprehensive Plan, under FLU Atlas Regulation (III.C.3), Commercial Recreation, addresses major public and private commercial recreation facilities that meet a portion of the recreational needs of residents and tourists. The change would allow flexibility for a recreation use, such as Lion Country Safari, to incorporate the possible collocation of a multi-media production use as part of its business model or to allow it in the facility
7. Change Lifestyle Commercial Center (LCC) with CH FLU designation approval process from Permitted to DRO. This change is made to reflect consistency of commercial districts as requiring

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D5

INDUSTRIAL USES
SUMMARY OF AMENDMENTS
(Updated 12/14/16)

DRO approval due to the potential nature of this use being more consistent with light industrial. The change will also address the potential for adverse impacts where permitted in a LCC, by requiring DRO approval in combination with proposed Supplementary Use Standards establishing limitations on this use when located in Commercial districts.

1
2
3

11. Recycling Center

HISTORY: The Recycling Center use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ord. 2003-067 and 2013-001, respectively.

Reason for amendments: [Zoning]

- 1. The use was relocated from Utilities Uses, ULDC Supp. 20, Art. 4.B.1.A.103, Recycling Center, to new Industrial Use Classification.
2. Revise the definition standard to:
- Delete limited processing of recyclable materials as the activity of processing is more intense than a Recycling Center.
- Pursuant to Florida Administrative Code (FAC) 62.722, revise the definition to delete the term "recyclable" as it includes the collection and processing of solid waste and utilize the term recovered as it does not include solid waste.
3. Relocate and consolidate Standards for Screening and Buffering to Article 5.B, Accessory and Temporary Uses.
4. Update the "DRO Approval Exception" standard to be consistent with updates reflecting most restrictive approval process in the Use Matrix.

4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34

a. Definition

A permanent facility designed and used for collecting, purchasing, storing, dropping-off and redistributing of pre-sorted, recyclable recovered materials that are not intended for disposal. A recycling center shall be used for limited processing of recyclable materials, such as can and glass crushing and sorting. [Ord. 2013-001]

a. Access

Access from a Local Residential Street shall be prohibited. Access from a Local Commercial Street that also serves residential uses shall be prohibited. [Ord. 2013-001]

b. Screening

All outdoor recycling collection, processing, loading, storage or other similar activities shall be screened from view from streets or adjacent lots. In no case shall recyclable or recovered materials or non-recyclable residue stored in outdoor areas exceed 15 feet in height. [Ord. 2013-001][Relocated to Art. 5.B.1.A.3, Outdoor Storage and Activities]

bc. DRO Approval Exception Process - DRO

A recycling center that is subject to a Class A Conditional Use approval located in an MUPD with a CH-FLU designation, the Commercial Pod of a PIPD or the CG Zoning district, where the use is permitted by Table 3.E.3.B, PDD Use Matrix or Table 4.A.3.A, Use Matrix, may be approved by the DRO, provided that the use recycling center complies with one of the following: [Ord. 2013-001]

- 1) Located completely within enclosed buildings; or, [Ord. 2013-001]
2) Does not abut an adjacent parcel or land with the following uses or FLU designations: residential, civic, institutional, recreation or conservation. An exception shall be permitted when the recycling center, including all outdoor recycling collection, processing, storage or other similar activities, is located a minimum of 500 feet from the applicable parcel or land. Measurement shall be made by drawing a straight line from the designated recycling center use area to the perimeter of the applicable parcel or land. [Ord. 2013-001] The use shall be located a minimum of 500 feet from a parcel with a residential, civic, institutional, recreation or conservation FLU designation, zoning district or use.

5. Revise the Access standard to clarify proposed language that requires a Recycling Center access from local commercial street not serving residential is applicable to residential "lots". The change is made for consistency with the definition of Local Commercial Street as contained in Article 1.I, Definitions and Acronyms.

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ]. .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D5

INDUSTRIAL USES
SUMMARY OF AMENDMENTS
(Updated 12/14/16)

Table with 2 rows: 6. Establish Operation Functions standard related to site plan and dust control provisions... 7. Establish Solid Waste Authority (SWA) Permit standard to clarify zoning approval is required prior to SWA permit review for this use.

c. Access

Access shall be limited to arterial, collector, or local commercial streets which do not serve residential lots. [Ord. 2013-001] [Ordinance reference Relocated from Access standard above]

d. Operation Functions

The Zoning application shall include a Justification Statement and supporting documentation demonstrating acceptable industry design, configuration and operational standards, based on the type of materials stored. The supporting documentation shall include but not limited to the following:

1) Site Plan

The Site Plan shall illustrate how the operation functions including circulation routes; the location of the operation areas, and storage piles.

2) Dust Control

A plan to address how dust generated from traffic and storage areas will be managed pursuant to Art. 5.E.4.D.3, Dust and Particulate.

3) SWA Permit

Prior to operation of the facility, the owner or operator shall obtain a SWA Permit.

Reason for amendments to Recycling Center in the Use Matrix: [Zoning]

Table with 2 rows: 8. Change the approval process in the Light Industrial (IL) Zoning District... 9. Delete the approval process in the Neighborhood Commercial (CN) Zoning District.

12405. Recycling Plant

HISTORY: The Recycling Plant use definition and Supplementary Use Standards were first referenced as part of the 1977 Unified Land Development Code (ULDC), Ordinance (Ord.) 1977-008. The definition and Supplementary Use Standards were amended by Ordinance 1990-021, 1991-015, 1992-020.

Reason for amendments: [Zoning]

Table with 3 rows: 1. Revise definition of Recycling Plant to create consistency with terminology... 2. Include a list of specific materials to be recycled... 3. Remove Chipping and Mulching from the use definition...

a. Definition

A permanent facility designed and An establishment used for the recovery receiving, separating, storing, converting, baling or processing of non-hazardous recyclable materials that are not intended for disposal to be collected, separated and sorted, or processed, for reuse. The use may include Recyclable materials include Ceonstruction and Demolition Ddebris, recycling or other intensive recycling processes such as chipping and mulching: plastic, glass, metal, all grades of paper, textiles or rubber.

Reason for amendments: [Zoning]

Table with 1 row: 4. Concepts contained in standards for Screening and Buffering are relocated and consolidated with Article 5.B, Accessory and Temporary Uses, under the Outdoor Storage and Activities section.

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ]. .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D5

INDUSTRIAL USES  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

5.	Provide an exception for Recycling Plant to be DRO approval when surrounded by IND FLU designation and separated 500' from residential, recreation, civic or conservation FLU or uses, or where all activities take place in an enclosed building.
6.	Consolidate setbacks to allow application of district setback when a site shares the property line with an IND FLU designation, or Industrial Zoning District parcel with industrial use on it and keeping existing requirement of 50 feet setback when other zoning districts are adjacent.
7.	Delete Recycling Plant distance requirement of 150 feet from civic and residential uses as the setback provision of 50 feet from property line should satisfy any impacts caused by the use.
8.	Delete redundant setback standard for IG and IL Zoning Districts addressed by the 50 foot setback.

**a. Compatibility, Screening, Buffering**

~~To ensure compatibility with surrounding uses, adequate setbacks, screening and buffering around the perimeter of the proposed recycling plant shall be required at the time the facility is constructed. The standards shall be waived if any of the required landscape buffer is not visible from adjacent lots or streets.~~

**1) Lot Size**

~~The minimum lot size for recycling plants in all industrial districts shall be five acres. However, the minimum lot size or greater for the underlying district shall apply for recycling plants that operate completely in enclosed buildings.~~

**2) Setbacks**

~~Except for a freestanding office, no part of a recycling plant and its accessory ramps, on-site circulation system, or storage areas shall be located within 50 feet of any property line. [Partially relocated to new d., Setbacks, below]~~

**a) IL District**

~~If the facility is in an industrial district and is contiguous to land in an industrial district or IND FLU designation the setback shall be 25 feet from that contiguous property line. [Partially relocated to new d., Setbacks, below]~~

**b) Civic and Residential Uses**

~~No part of a recycling plant, its accessory ramps, on-site circulation system or storage areas shall be sited within 150 feet of a school, park, church, library, or residential lot. In no case shall the setback be less than the requirement of the district.~~

**c) IG and IL Districts**

~~No additional setback beyond district setbacks shall apply to recycling plants that operate completely in enclosed buildings and are located in the IG, and IL districts.~~

**3) Screening and Fencing**

~~All storage areas shall be screened from view by on-site walls, fences, or buildings. Such screening shall be designed and installed to ensure that no part of a storage area can be seen from street or adjacent lots. In no case shall the height of recyclable or recovered materials, or non-recyclable residue stored in outdoor areas, exceed 20 feet or the height of the principal building on the lot, whichever is greater. For an outdoor recycling plant contiguous to property in a residential district, an opaque fence/wall a minimum of eight feet in height shall be placed along the inside border of the required landscape buffer.~~

**4) Buffers**

~~When the property line is contiguous to a residential district, the incompatibility buffer shall be 50 feet in width.~~

**b. Approval Process**

~~A Recycling Plant requiring Class A Conditional Use approval may be approved by the DRO subject to the following:~~

~~1) When surrounded by parcels having an IND FLU designation that are vacant or developed with industrial uses providing a 500 foot separation between the use and any parcels having a residential, civic, recreation or conservation FLU designation or use; or,~~

~~2) When all recycling activities are located within enclosed structures that have no openings oriented or visible from surrounding parcels having a residential, civic, recreation or conservation FLU designation or use.~~

**cb. Access**

~~An access road that can be negotiated by loaded collection vehicles shall be provided to the entrance of the recycling plant. Access shall not be provided from a local residential street. Access shall be restricted to specific entrances with gates which can be locked at all times and which carry official notice that only authorized persons are allowed on the site.~~

~~Access from a Residential Street shall be prohibited. Entrances shall be gated to prevent access from unauthorized persons.~~

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D5

INDUSTRIAL USES  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17

- ~~c. Drainage~~  
~~Untreated surface water runoff shall not be permitted to discharge directly into lakes, streams, drainage canals, or navigable waterways other than into or through approved on-site containment areas. [Relocated to new e., Drainage, below]~~
- d. Setbacks**  
No part of a recycling plant and its accessory ramps, on site circulation system, or storage areas shall be located within 50 feet of any property line, unless adjacent to another property with an IND FLU designation that is vacant or has an existing industrial use. [Partially relocated from old a.2), Setbacks, above]
- e. Lot Size**  
The minimum lot size shall be five acres for any Recycling Plant with outdoor activities. [Partially relocated from old Art. 4.B.1.A.105.a.1)]
- ~~ef. Drainage~~  
~~Untreated surface water runoff shall not be permitted to discharge directly into lakes, streams, drainage canals, or navigable waterways other than into or through approved on-site containment areas. [Relocated from old c., Drainage, above]~~

<b>Reason for amendments:</b> [Zoning]	
9.	Remove proposed redundant language related to Chipping and Mulching accessory to Recycling Plant since the standard is already under Chipping and Mulching use.
10.	Delete redundant site plan requirements that are addressed through DRO or Building Permit Process;
11.	Delete language related to Type of Facility, Quantity of Waste, and Dust Control since they are requirements of the F.A.C. Chapter 62-722 Regulations of Recovered Materials, FAC Chapter 62-701.320 Solid Waste Management Facility Permit Requirements, and the PBC Solid Waste Authority at time of application for the use license.
12.	Clarify that a minimum lot size of 5 acres is required when the use includes outdoor activities.
13.	Delete Fire Protection since requirements are covered under State Statute F.A.C. Chapter 62-701.320(16)(a)3 to provide fire prevention system before commencing operation.

18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52

- ~~dg. Storage Areas~~  
~~All outdoor storage of recyclable materials shall be in leak-proof containers or located on a paved area that is designed to capture all potential run-off associated with the stored material. Run-off shall be handled in a manner that is in conformance with local, state and Federal regulations.~~
- ~~e. Chipping or Mulching~~  
~~If a recycling plant facility includes chipping or mulching, adherence to the standards of Article 4.B.1.A.28, Chipping and Mulching, is required.~~
- ~~f. Supplemental Application Requirements~~  
~~Application for recycling plants shall include the following:~~
  - ~~1) Access~~  
~~Graphic illustration and narrative analysis of year round access routes to the site.~~
  - ~~2) Type of Facility~~  
~~An explanation of the type of facility requested. It shall specify the type of materials to be handled and include a description of the proposed method of operation, including special waste handling procedures and limitations.~~
  - ~~3) Quantity of Waste~~  
~~An estimate of the quantity of waste to be received, expressed in cubic yards per day or tons per day.~~
  - ~~4) Hours of Operation~~  
~~A statement specifying the hours of operation.~~
  - ~~5) Dust Control~~  
~~A plan to address dust control in traffic, storage and processing areas and contingency during high winds. Dust control measures may include: additional setbacks, full or partial enclosure of chipper or grinder, screening/fencing, vacuuming or watering traffic areas and watering or enclosing storage piles.~~
- ~~i.6) SWA Permit~~  
~~Verification that the applicant has obtained a permit from and posted a bond with the SWA before prior to Final Site Plan approval or Building Permit, whichever occurs first.~~
- ~~7) Fire Protection~~  
~~A recycling plant shall be located within a ten-mile radius of a full-service fire station or have and maintain on-site firefighting equipment acceptable to the PBC Fire.~~

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
 .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D5

INDUSTRIAL USES
SUMMARY OF AMENDMENTS
(Updated 12/14/16)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33

Reason for amendments to Recycling Plant in Use Matrix: [Zoning]
14. Make the use subject to Class A Conditional Use approval in IL Zoning District instead of Class B Conditional Use for consistency with approval of Salvage and Junk Yard located in IL Zoning District.
Modify the approval process in IND/L Pod of PIPD from Permitted to Class A Conditional Use in order to:
• Address the Comprehensive Plan directive contained in Section III.C.4 to maintain this type of use under General Industrial Districts instead of Light Industrial; and,
• Create consistency with the proposed changes in IL Zoning District.
15. An MUPD with IND FLU designation is changed to indicate the most restrictive approval process from Permitted to Class A Conditional Use. A specific standard to address less restrictive approval process is included within the use standards.
16. Change approval process from Permitted to DRO in the IND/G Pod of a PIPD to provide consistency with the approval process in the IG Zoning District;

13 7. Laboratory, Industrial Research and Development

HISTORY: The Industrial Research Laboratory use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ordinance 2003-067, 2004-040, 2009-040, and 2010-005.

Reason for amendments: [Zoning]
1. Rename Industrial Research Laboratory to Research and Development. The revision is based on an evaluation of definitions used by other municipalities locally, in the State, and Nationally, as well as adapting language from such sources as NAICS and APA.
2. Clarify Research and Development includes bioscience/biotech uses.
3. Relocate the Outdoor Activities standard for consistency.
4. Delete the accessory use standard. The language would be better suited as a standard to a College or University use permitting Research and Development as an accessory use.
5. Correct Scrivener's error to change existing Biotechnology Research Protection Overlay (BRPO) title in ULDC to be consistent with Comprehensive Plan title Bioscience Research Protection Overlay.
6. Delete language related to BRPO. The use will be Permitted in IL Zoning District therefore not subject to DRO approval.
7. Relocate and consolidate Flex Space in Article 5.B, Accessory and Temporary Uses.

- a. Definition
An establishment engaged in industrial, scientific or medical research, testing, and analysis, including support services and structures. Typical uses include natural science/manufacturing research facilities and product testing/quality control facilities. [Relocated to new b., Typical Uses, below]
b. Typical Uses
Typical uses include natural science/manufacturing research facilities, bioscience research/biotechnology and product testing/quality control facilities. [Relocated from a., Definition, above]
a. Outdoor Activities
Outdoor manufacturing, processing or testing shall be limited to industrial districts only. [Relocated to new c., Outdoor Activities, below]
b. Accessory Use
A research laboratory shall be permitted as an accessory use to a college or university.
c. Overlay - Biotechnology Bioscience Research Protection Overlay (BRPO)
A research laboratory Research and Development establishment located in the BRPO and the IL District may be approved by the DRO and shall not be subject to the limitations of Table 4.A.3.A, Thresholds for Projects Requiring Board of County Commissioner Approval.
d. Outdoor Activities
Outdoor manufacturing, processing or testing shall be limited to industrial districts only. [Relocated from old a., Outdoor Activities, above]
d. Flex Space
This use shall be allowed as a flex space component pursuant to the applicable approval process indicated in Table 3.E.1.B - PDD Use Matrix, Table 4.A.3.A - Use Matrix, and pursuant to Article 5.B.1.C, Flex Space. [Ord. 2010-005]

(This space intentionally left blank)

Notes:
Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D5

INDUSTRIAL USES  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

1

<b>Reason for amendments to Research and Development in the Use Matrix:</b> [Zoning]	
8.	Delete the approval processes in the CRE Zoning District as this is not a typical use expected in Commercial Recreation areas.
9.	Change the approval process to allow the use in the following Zoning Districts: Standard Districts. Add the use to CLO Zoning District as a Class A Conditional Use; Add the use to CC, CHO and CG Zoning Districts subject to DRO approval process. Change Class B Conditional Use to Permitted in IL Zoning District. Planned Development Districts: Change Class A Conditional Use to DRO approval in MUPD with CH and CHO FLU designations, MXPDP with CH FLU designation and Lifestyle Commercial Center (LCC) with CH FLU designation; Add use as a DRO approval in MXPDP with CHO FLU designation; Add use as Permitted in MUPD with an EDC FLU designation. Certain types of office Research and Development (R & D) may fit well in commercial provided there is no outdoor activity. These changes will ensure that industrial R & D with outdoor activity does not go into commercial. The change will also ensure all districts have consistent approval processes in commercial low, commercial high and industrial districts.

2  
3  
4

**14146. Salvage or Junk Yard**

**HISTORY:** The Salvage or Junk Yard use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ordinance 1996-028 and 2011-001.

<b>Reason for amendments:</b> [Zoning]	
1.	Salvage or Junk Yard, Recycling Plant and Recycling Center uses have similar terminology within their respective definitions, such as salvaging, storing, and collecting. The proposed changes to the definition are needed to clarify differences between similar uses (i.e., Recycling Plant and Recycling Center) and to acknowledge the trend in recycling. Clarification of definition to delete "waste paper, rags". The salvage of paper and rags is more appropriately addressed under Recycling Plant and will be incorporated into that use.
2.	Add language to definition related to building materials and fixtures to include architectural salvage.
3.	Add Approval Process Standard related to architectural salvaging (aka deconstruction) to allow in an IL or IG Zoning Districts, MUPD with an IND FLU designation or IND/L or IND/G Pod of PIPD. Architectural Salvage is commonly identified as a light industrial use. The established standard would allow this type of salvaging in light industrial districts.
4.	Relocate and consolidate barbed wire in Article 5.B, Accessory and Temporary Uses.

5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23

**a. Definition**

~~A lot, land or structure, or part thereof, An establishment~~ used primarily for the collecting, storage and sale of ~~waste paper, rags,~~ scrap metal or discard material; or for the collecting, dismantling, storage and salvaging of machinery or vehicles not in running condition; or for the sale of parts thereof. Salvage may also include architectural salvage which consists of building materials and fixtures recovered prior to the demolition of buildings or structures.

**b. Approval Process**

Architectural salvage may be allowed subject to DRO approval in the following zoning districts:

- 1) IL or IG Zoning District;
- 2) MUPD with an IND FLU designation; or
- 3) IND/L or IND/G Pod of a PIPD.

**a. Barbed Wire**

~~Barbed wire may be installed pursuant to Art. 5.B.1.A.2.c, Dangerous Materials, except when located adjacent to a parcel having a residential FLU designation or use. Barbed wire shall not be visible from any public street. [Ord. 2011-001]~~

<b>Reason for amendments to Salvage or Junk Yard in the Use Matrix:</b>	
5.	[Zoning] No changes in the approval process are being proposed. Implementation Section, III.C.4, of the Comprehensive Plan identifies that the Salvage or Junk Yard use is limited to the General Industrial Future Land Use designation.

24  
25

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D5

INDUSTRIAL USES
SUMMARY OF AMENDMENTS
(Updated 12/14/16)

15. Towing Service and Storage

HISTORY: The Towing Service and Storage use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ordinance 2003-067.

Reason for amendments: [Zoning]

- 1. Use relocated from Commercial Uses, ULDC Supp. 20, Art. 4.B.1.A.130, Towing Service and Storage, to new Industrial Use Classification., as it was not permitted in any commercial zoning district. The use is industrial in nature, with heavier equipment and outdoor storage as common activities.
2. Revise definition to reflect that only a certain portion of a parcel of land is being used for the storage lot, and that certain uses cannot take place within that storage lot, such as retail sales, salvage, or repair of towed vehicles. Any such activity will need to take place in conjunction with any possible collocated use, such as an Auto Paint and Body Shop, or a Salvage or Junk Yard.
3. Relocate Barbed Wire to be consolidated in Article 5.B, Accessory and Temporary Uses.

a. Definition

The use of a portion of a lot an establishment for the temporary storage of operable or inoperable vehicles in conjunction with a commercial towing service, with This shall not include retail sales, or repair, or salvage of towed vehicles activity occurring on within the storage lot area, and subject to the following standards:

- a. Outdoor storage standards and screening requirements of Article 5.B, ACCESSORY AND TEMPORARY USES.
b. Towtruck and towing and storage regulations of Towtruck Ord. No. 2002-007 as amended.
c. Barbed Wire
Barbed wire may be installed pursuant to Art. 5.B.1.A.2.c, Dangerous Materials, except when located adjacent to a parcel having a residential FLU designation or use. Barbed wire shall not be visible from any public street.

Reason for amendments to Towing Service and Storage in the Use Matrix: [Zoning]

- 4. The use is being relocated from the Commercial Use category to the Industrial Use category due to the fact that, while it has historically been listed as a commercial use, it has never been permitted in any commercial zoning district. Due to the type of equipment, and the normal presence of outdoor storage, the use is more consistent with lower intensity industrial uses. However, while the use is consistent with the criteria of the Plan for lighter industrial uses, it is not of a nature typically found in the EDC FLU designation, as this is not a major employment generator.
5. The use is being added to the IND/G Pod of a PIPD as it is compatible with the intensity of other uses proposed for that pod, including uses with which it might logically collocate, such as Salvage and Junk Yard, or Recycling Plant.

16 34. Truck Stop

HISTORY: The Truck Stop use definition and Supplementary Use Standards were first referenced as part of the 1997 Unified Land Development Code (ULDC), Ordinance (Ord.) 1997-064. The definition and Supplementary Use Standards were amended by Ordinance 2003-067.

Reason for amendments: [Zoning]

- 1. Revise the definition to clarify that the use is primarily intended for commercial vehicle related services.
2. Revise the Lot Size standard. Review of municipal and industry trend research indicates that a minimum lot size of five (5) acres is customary to address the potential intensity of numerous uses on one lot.
3. Delete the Security Standard. Personal safety on our highways is an issue which is typically addressed by law enforcement officials. Security Quarters, if desired, may be approved by Special Permit.
4. Revise the "Accessory Uses" standards to clarify what uses are classified as "Collocated", are primarily for truck stops, and that the site layout will not unnecessarily isolate users based on vehicle type. Uses listed within the supplementary standard will be subject to DRO approval.

a. Definition

An establishment which provides services primarily for transient commercial vehicle operators, such as fueling, day and overnight parking. A Truck Stop may also serve other travelers.
A facility which provides fueling, parking, washing, repair and maintenance services, food service, overnight accommodations, and incidental retail sales for transient commercial vehicles.

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ]. .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D5

INDUSTRIAL USES  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

**b.a. Location Frontage**

~~Truck Stops shall have a~~A minimum of 200 linear feet of frontage on an arterial street only.

**cb. Lot Size**

Shall be a minimum of five acres.

**1) Ten Acres or Less**

~~Shall be permitted as a Class A conditional use in the IL and IG districts.~~

**2) Greater than Ten Acres**

~~Shall require approval as a MUPD or PIPD. The proposed site shall have an IND-FLU designation.~~

**ed. Setbacks**

Parking areas, parking spaces, maneuvering areas, and drive aisles, shall be setback a minimum of 200 feet from any existing residential use, zoning district or FLU designation.

**de. Landscaping Buffer**

~~Perimeter~~ Incompatibility landscape buffers shall be required adjacent to an existing residential ~~district~~, use, zoning district or FLU designation. The buffer shall include a six foot high berm ~~topped by~~ with a six foot high opaque wall or fence installed at the plateau of the berm. Variances may be requested from these requirements.

**e. Security**

~~24-hour on-site security shall be provided.~~

**f. Accessory Collocated Uses**

For purposes of this section, collocated uses shall mean a use that is mainly oriented to serving transient commercial vehicle operators. The following collocated uses shall be allowed in conjunction with a Truck Stop subject to DRO Approval:

- 1) Type 1 Restaurant;
- 2) Type 2 Restaurant;
- 4) Car wash;
- 5) Hotel or Motel;
- 6) Personal Services;
- 7) Financial Institution;
- 8) Financial Institution with Drive Thru;
- 9) Financial Institution – Freestanding ATM;
- 10) Gas and Fuel Retail;
- 11) Laundry Service; and,
- 12) Retail Sales.

**g. Site Design:**

The site shall be designed to ensure the provision of adequate vehicular circulation and parking patterns. Collocated uses listed above shall be designed and located to mainly serve transient commercial vehicle operators.

~~The following uses may be allowed in conjunction with a truck stop, subject to the requirements of the underlying zoning district: convenience store with gas sales, general repair and maintenance, restaurant, car wash, security or caretakers quarters, personal services, and business office. Use permitted based on the zoning designation of the site: general repair and maintenance; truck wash facilities; convenience stores; general or specialty restaurants; hotel/motel accommodations; and general office services.~~

<b>Reason for amendments to Truck Stop in the Use Matrix: [Zoning]</b>
5. No changes are being proposed to the existing approval processes. The Future Land Use Atlas Regulation (III.C.4), Industrial Uses delineates light, medium and heavy uses limited to the Industrial Future Land Use designations. A Truck Stop is considered an industrial use.

(This space intentionally left blank)

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D5

INDUSTRIAL USES
SUMMARY OF AMENDMENTS
(Updated 12/14/16)

13817.Warehouse

HISTORY: The Warehouse use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ordinance 1994-023, 1999-037, 2000-015, 2006-004, 2008-037, 2010-005, 2010-022,

Reason for amendments: [Zoning]

- 1. To clarify that warehousing in the zoning districts identified in the Use Matrix may include accessory office space equal to up to 30 percent of floor space of each bay. This guideline can be modified by review of Class A Conditional Use by the BCC. This new language also refers the reader to the guidelines for "Office/Warehouses" located in the Westgate Community Redevelopment Area Overlay (WCRAO) which specifies that a minimum of 25 percent of the floor space must be accessory office space in the Overlay.
2. Clarify that retail sales from warehouses is prohibited, unless approved through the Flex Space standards in Article 5.
3. Deleting prohibition on manufacturing. That use is regulated by "Manufacturing and Processing" in the industrial zoning districts. If a person wishes to engage in that use, they may obtain the necessary approvals to do so where otherwise permitted.
4. Delete reference to parking standards. The need for this provision was eliminated with the adoption of past amendments to the ULDC (Ord. 2009-040).
5. Relocate and consolidate Flex Space in Article 5.B, Accessory and Temporary Uses.
6. To reword the language dealing with the use in the MUPD Zoning District, and to relocate the pertinent text dealing with the WCRAO to a new sub-heading.

a. Definition

An building establishment used for the storage of raw materials, equipment, or products. Typical uses include moving companies, cold storage, and dead storage facilities, but excludes self-service storage facilities. [Relocated to new Standard b., Typical Uses, below]

b. Typical Uses

Typical uses include moving companies, cold storage, and dead storage facilities, but excludes self-service storage facilities. [Relocated from Standard a., Definition, above]

dc. Overlay - WCRAO

Office/warehouse uses shall be allowed as specified in Table 3.B.14.E, WCRAO Sub-area Use Regulations. The office/warehouse development must shall have an office space a minimum of 25 percent of office space the per gross floor area for each bay. [Ord. 2006-004] [Partially relocated from old Standard d., WCRA Overlay, below]

da. Accessory Office

The maximum percentage of office space in each warehouse bay shall be 30 percent of the GFA, unless approved as a Class A conditional use. Unless approved as a Class A Conditional Use, or as specified in the Overlay - WCRAO standard, office space in each warehouse bay shall be a maximum of 30 percent of the GFA of that bay.

eb. Sales

General rRetail sSales shall be prohibited, except where allowed in conjunction with Flex Space.

c. Manufacturing

Manufacturing, assembly or processing shall be prohibited in a warehouse.

d. WCRA Overlay

Warehouse and office/warehouse uses are prohibited in the NR, NRM, NG, and NC sub-areas, as outlined in Table 3.B.14.E, WCRAO Sub-area Use Regulations. Office and warehouse combinations, such as a construction office for special trade contractors, or a commercial wholesale trade establishment consisting of a mix of independent business offices each having a contiguous, accessory enclosed storage area which is internally accessible to the office, shall be permitted in the UG, UH, and UI sub-areas pursuant to a Class A Conditional Use, limited to lots with a CH or IND FLU Designation and corresponding zoning district. The office/warehouse development must have an office space a minimum of 25 percent of the gross floor area for each bay. [Ord. 2006-004] [Partially relocated to new Standard c., WCRA Overlay, above]

e. Parking in PDDs

Facilities located in a PDD shall comply with Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements. Variances may be requested from these requirements. [Ord. 2008-037] [Ord. 2010-022]

f. Flex Space

This use shall be allowed as a flex space component pursuant to the applicable approval process indicated in Table 3.E.1.B - PDD Use Matrix, Table 4.A.3.A - Use Matrix, and pursuant to Article 5.B.1.C, Flex Space. [Ord. 2010-005]

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ]. .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D5

INDUSTRIAL USES
SUMMARY OF AMENDMENTS
(Updated 12/14/16)

gf. Freestanding Structures

Freestanding structures for warehouse developments located in an IND MUPD with an IND FLU designation shall not be subject to the provisions of Table 3.E.3.B, Freestanding Buildings. [Ord. 2010-022]

Reason for amendments to Warehouse in the Use Matrix: [Zoning]

7. Remove from MUPD with a CH FLU designation. The CH FLU designation permits a broad range of general commercial zoning districts, such as Neighborhood Commercial (CN) and CG, which permit a very broad range of uses, including general retail, professional offices, and day care. Warehousing is an incompatible use to this type of development. If retained in the CH FLU designation, it could be argued that the use should also be included in every standard zoning district permitted in the CH FLU designation. The use was added to the MUPD with CH FLU designation in 1998. Research has not revealed that it has ever been used.

8. Add the use as Permitted in the MUPD with an EDC FLU designation: The use is consistent with the criteria in the plan for the EDC FLU designation, and is traditionally collocated with other lower intensity industrial uses.

14018. Wholesaling, General

HISTORY: The General Wholesaling use definition and Supplementary Use Standards were first referenced as part of the 1992 Unified Land Development Code (ULDC), Ordinance (Ord.) 1992-020. The definition and Supplementary Use Standards were amended by Ordinance 2003-067.

Reason for amendments: [Zoning]

1. To revise the definition to more clearly and concisely list the activities which take place in this use, as well as uses that are excluded.

2. Removed reference to refrigerated storage, as this is a function of warehousing. Wholesale operations typically do not lease space for storage by third parties, as it takes away inventory space. Refrigerated storage is already covered in the definition of a Warehouse as "cold storage."

3. Relocate and consolidate Flex Space in Article 5.B, Accessory and Temporary Uses.

4. Building Supplies use was deleted from Commercial uses; this amendment clarifies that wholesale of building supplies would be classified as Wholesaling.

a. Definition

An establishment engaged in: the display, maintaining maintenance and display of inventories of goods, storage, for distribution and sale of goods to other firms for resale; or, the supplying of goods to various trades such as landscapers, construction contractors, wholesale building supplies, institutions, industries, or professional businesses. In addition to selling, wholesale These establishments also sort and grade goods in from large to small lots, break bulk and redistribute in smaller lots, and engage in delivery and refrigeration storage, but This use excludes vehicle sales, and the wholesale wholesaling greenhouses or of nurseries supplies, wholesale of and gas and fuel, and wholesale building supplies.

a. Flex Space

This use shall be allowed as a flex space component pursuant to the applicable approval process indicated in Table 3.E.1.B - PDD Use Matrix, Table 4.A.3.A - Use Matrix, and pursuant to Article 5.B.1.C, Flex Space. [Ord. 2010-005]

Reason for amendments to Wholesaling in the Use Matrix: [Zoning]

5. Add the use as Permitted to MUPD with an EDC FLU designation. The use is consistent with the criteria in the plan for the EDC FLU designation, and is traditionally located with other lower intensity industrial uses.

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].

Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated.

Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D6

AGRICULTURAL USES  
SUMMARY OF AMENDMENTS  
(Updated 11/1/16)

1  
2 Part 1. New ULDC Art. 4.B.6, Agricultural Uses, is hereby established as follows:

3 CHAPTER B USE CLASSIFICATION

4 Section 6 Agricultural Uses

5 A. Agricultural Use Matrix

6	<b>Reason for amendments:</b> [Zoning]
	1. This amendment consolidates Agricultural Uses approval processes currently contained in multiple use matrices. Reorganize Agricultural Uses to follow the order of Supplementary Use Standards as applied to other uses in Article 4, Use Regulations.
	2. Include in the Use Matrix a reference to a PPM that clarifies the applicable Zoning and Building Division process for the development of a Farm. The clarification was originally included in the definition, which is not the appropriate location for that statement, therefore it has been placed under the Use Matrix for Agricultural Uses.
	3. Include footnote in the Use Matrix to ensure the users of this Code review the Supplementary Use Standards that are applicable to each use Type to determine whether the use is allowed in a particular zoning district or identify the approval process. Since the Use Matrix is intended to show the most restrictive approval process, some uses may be indicated as prohibited or with a specific approval process that may be further clarified in the Supplementary Use Standards that allows the use to be subject to a lower level of approval when specific provisions are met.

7  
8

**Notes:**

Underlined indicates new text.

~~Stricken~~ indicates text to be deleted. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.



EXHIBIT D6

AGRICULTURAL USES  
SUMMARY OF AMENDMENTS  
(Updated 11/1/16)

1

TABLE 4.B.6.A AGRICULTURAL USE MATRIX

STANDARD DISTRICTS														PLANNED DEVELOPMENT DISTRICTS (PDDs)														TRADITIONAL DEV. DISTRICTS (TDDs)					
AG/CON		RESIDENTIAL				COMMERCIAL						IND	INST		PUD		MUPD				MXPD	PIPD		M	R	LCC	TND		TMD				
P	A	A	AR	R	R	R	R	C	C	C	C	C	C	U	U	U	U	U	I	I	I	I	P	P	H	V	C	C	TND	TMD			
C	G	P	R	U	E	T	S	M	N	L	C	H	G	R	U	U	U	U	U	L	L	L	L	L	L	L	L	L	L	L	L		
C	R	A	S	S	A	A	A	A	O	O	O	O	O	E	C	C	C	C	C	L	L	L	L	L	L	L	L	L	L	L	L		
			A	A										1	2	3	1	2	C	C	C	C	C	C	C	C	C	C	U/S	EX/RURAL	U	E	AGR
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													
			A	A																													

EXHIBIT D6

AGRICULTURAL USES  
SUMMARY OF AMENDMENTS  
(Updated 11/1/16)

**B. General Agricultural Standards**

Reserved for Future Use

**C. Definitions and Supplementary Use Standards for Specific Uses**

**1. Agriculture, Bona Fide**

**a. Definition**

Any plot of land where the principal use consists of the growing, cultivating and harvesting of crops; the raising of animals, inclusive of aviculture, aquaculture, horses and livestock; the production of animal products such as eggs, honey or dairy products; or the raising of plant material. The following standards shall apply to a Bona-Fide Agriculture use, except where pre-empted by State law. [Ord. 2009-040] [Ord. 2013-021]

**ab. Agricultural Uses in the U/S Tier**

**1) Applicability**

Uses legally established prior to the effective date of this code in the U/S Tier shall be considered conforming. Any expansion of existing agricultural uses shall be consistent with all applicable requirements and subject to the review procedure identified in this Code.

**2) Uses Not Listed**

Agricultural uses not listed in Table 4.A.3.A, Use Matrix, as permitted in the U/S Tier shall only be permitted as an interim use, subject to Class A conditional use approval.

**3) AR District**

The AR district shall be considered consistent with all FLU designations in the U/S Tier for the purposes of permitting interim agricultural uses only.

**4) Temporary Agricultural Uses**

Property which has an existing development order may also receive an additional development order for a temporary agricultural use in the U/S Tier in accordance with the standards for the specific agricultural use, however, the agricultural use shall not be eligible for an agricultural tax exemption.

**bc. Groves and Row Crop**

The cultivation of fruits and vegetables as groves and row crops shall be subject to the following additional standards in all districts:

**1) Lot Size**

A minimum of five acres.

**2) Setback**

Structures and accessory activities shall be setback a minimum of 50 feet.

**3) Hours of Operation**

Operation of commercial vehicles over one ton rated capacity or gross vehicle weight of 10,000 pounds, including load, from 7:00 p.m. to 6:00 a.m. is prohibited.

**4) Loading**

All loading and unloading of trucks shall be restricted to the site and shall not be permitted in any setbacks.

**5) Spraying**

No aerial application of any pesticides, fungicides, fertilizers, or any other chemical shall be allowed.

**ed. Dipping Vats**

Dipping vats shall not be allowed in the AR district, unless approved as a Class B conditional use.

**de. Pens and Cages**

In the AR and AGR districts, pens, cages or structures shall meet the district setbacks for a principal use, or be setback a minimum of 50 feet from any property line, whichever is greater.

**ef. Game and Exotic Animals**

The Florida Fish and Wildlife Conservation Commission (FWC) regulates game farms or game animal care for private or commercial purposes. [Ord. 2012-003]

**1) Exotic Animals**

Care for exotic animals (imported or non-native animal species) for private or commercial breeding purposes shall have a minimum lot size of five acres.

**2) Dangerous or Class I and II Animals**

Ownership, care, or keeping of dangerous or Class I and II animals, as defined by the FG&FWFC, shall require Class A conditional use approval and shall have a minimum lot size of five acres.

**fg. Livestock Raising**

The breeding, raising and caring for domestic animals including horses.

**1) Urban Service Area (USA)**

In the Urban Service Area, livestock raising shall comply with the following standards:

**Notes:**

Underlined indicates **new** text.

~~Stricken~~ indicates text to be deleted. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D6

AGRICULTURAL USES  
SUMMARY OF AMENDMENTS  
(Updated 11/1/16)

- 1 a) **Lot Size**
- 2 A minimum of five acres.
- 3 b) **Setback**
- 4 All accessory uses and structure, such as troughs, feed mechanisms and
- 5 storage, shall be setback a minimum of 100 feet.
- 6 c) **Large Animals**
- 7 The maximum number of large animals permitted for each acre shall not exceed
- 8 five. Large animals shall include horses, swine, cattle, goats, and sheep. An
- 9 enclosed structure with one stall for each large animal is required when the total
- 10 number of large animals exceeds three per acre. In addition, the following
- 11 limitation on the number of specific large animals per acre shall apply: horses:
- 12 five; swine: one; cattle: two; goats: two; sheep: two.
- 13 d) **Small Animals**
- 14 The maximum number of small animals permitted for each acre shall not exceed
- 15 100. Small animals shall include rabbits and fowl, excluding peafowl. Small
- 16 animals shall be permitted in addition to large animals.
- 17 e) **Palm Beach County Animal Control Department (PBCACD)**
- 18 The property owner shall notify PBCACD as to the type of livestock and details of
- 19 animal care to be provided.
- 20 f) **Processing and Slaughtering**
- 21 Processing and slaughtering shall be prohibited.
- 22 g) **Loading**
- 23 All loading and unloading of trucks shall be restricted to the site and shall not
- 24 encroach any setback.
- 25 h) **Waste**
- 26 A plan outlining a method of waste removal shall be submitted to and approved
- 27 by PBC Health Department.
- 28 i) **Compatibility**
- 29 The use shall assure that there is no incompatibility with surrounding land uses.
- 30 In the event that an incompatibility exists, the petitioner shall satisfactorily
- 31 mitigate the incompatibility prior to receiving conditional or DRO approval.
- 32 **gh. Accessory Agricultural Uses**
- 33 These uses include "U-Pick-Em" operations; sale of on-site produced products; corrals;
- 34 pens; training facilities; dipping vats; processing of raw material; storage sheds; repair,
- 35 fabrication, body work and welding of agricultural equipment; freestanding coolers; bulk
- 36 storage of petroleum products; shipping containers used for temporary storage; washing,
- 37 cutting, and packing of farm products, and canning, dehydration, and basic preparation of
- 38 raw food products prior to shipment, and outdoor storage of equipment. **[Ord. 2005 –**
- 39 **002]**
- 40 **hi. Agriculture Marketplace**
- 41 A use that is accessory, incidental and subordinate, to a Bona-Fide Agriculture use in the
- 42 AGR Tier, conducted to allow for the sale of agricultural products or enhanced
- 43 opportunities for visitors, which generates income for the owner or operator of the Bona-
- 44 Fide Agriculture use, adding economic viability to farming operations. **[Ord. 2012-027]**
- 45 **1) Approval Process**
- 46 Class A Conditional Use. **[Ord. 2012- 027]**
- 47 **2) Location Criteria**
- 48 a) **Tier and District**
- 49 AGR Tier and Zoning district only. **[Ord. 2012-027]**
- 50 b) **Location**
- 51 The Agriculture Marketplace shall be located adjacent to an arterial road
- 52 designated on the PBC Functional Classification of Roads Map. **[Ord. 2012-027]**
- 53 c) **Proximity to Residential Uses**
- 54 The parcel or area designated on the Final Site Plan for an Agriculture
- 55 Marketplace shall be located at least 500 feet measured from the property line, if
- 56 adjacent to existing residential uses, or approvals for PUD or TMD development
- 57 areas with residential uses. **[Ord. 2012-027]**
- 58 **3) Minimum Acreage and Production**
- 59 May be allowed if the land area has a minimum of 75 contiguous acres. A Unity of
- 60 Control shall be required at the time for the approval of the Class A Conditional Use.
- 61 **[Ord. 2012-027]**
- 62 a) **Agriculture Preserve Parcels**
- 63 The minimum acreage requirements may include parcels under an agricultural
- 64 conservation easement, identified as an AGR PUD Preserve or AGR TMD

Notes:

Underlined indicates **new** text.

~~Stricken~~ indicates text to be deleted. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D6

AGRICULTURAL USES  
SUMMARY OF AMENDMENTS  
(Updated 11/1/16)

1 Preserve, or other similar protections, provided that the Agriculture Marketplace  
2 is not located on those parcels. [Ord. 2012-027]

3 **b) Agriculture Production**

4 A minimum of 70 percent of the overall land area must meet the requirements for  
5 Bona-Fide Agriculture. [Ord. 2012-027]

6 **4) Use Limitations and Sale of Products**

7 The area designated as an Agriculture Marketplace shall be limited to the retail sales  
8 of agricultural products such as fruits, vegetables, flowers, containerized house  
9 plants and other agricultural food products such as jelly, jam, honey and juice. This  
10 shall not preclude any structures from being used for the coordination of activities for  
11 permitted collocated uses, or other accessory, educational or recreational uses  
12 permitted on the Bona-Fide Agriculture operation. The sale of grocery or  
13 convenience-type foods or products shall not be permitted nor shall vending  
14 machines or other similar equipment be permitted, unless stated otherwise herein.  
15 [Ord. 2012-027]

16 **a) Floor Area**

17 A maximum of 24,000 square feet of GFA, including outdoor display areas. The  
18 floor area shall not include any FAR transferred from the portions of the site that  
19 is dedicated to Bona-Fide Agriculture production or otherwise encumbered with a  
20 conservation easement, preserve area or other similar protection. [Ord. 2012-  
21 027]

22 **b) Outdoor Open Space Area**

23 Areas set aside as outdoor open space for collocated uses and outdoor  
24 permanent activities shall be limited to a maximum of 12,000 square feet.  
25 Permanent shelters, such as Seminole chickee huts shall be limited to a  
26 maximum of 2,000 square feet. [Ord. 2012-027]

27 **c) Collocated Uses**

28 Additional uses may be permitted subject to compliance with the Supplemental  
29 Use Standards for each use and the following: [Ord. 2012-027]

30 **(1) General Retail Sales**

31 Ten percent or 2,000 square feet, whichever is less, of the GFA of the  
32 Agriculture Marketplace may be devoted to General Retail Sales. There  
33 shall be no exterior signage advertising to the public of the sale of grocery or  
34 other retail products. Approval shall be part of the Class A Conditional Use.  
35 [Ord. 2012-027]

36 **(2) Permanent Green Market**

37 Subject to DRO approval. An Open Flea Market may be permitted in  
38 conjunction with a Green Market. The Open Flea Market shall be limited to  
39 ten percent of the total square footage of the Permanent Green Market.  
40 [Ord. 2012-027]

41 **(3) Retail Sales, Mobile or Temporary**

42 Mobile sales shall be permitted subject to approval of a Special Permit.  
43 [Ord. 2012-027]

44 **(4) Special Event**

45 Subject to approval of a Special Permit. [Ord. 2012-027]

46 **d) Outdoor Permanent Activities**

47 Activities shall be clearly shown and labeled on the Site Plan and shall function  
48 with other uses on the site. Impacts from these uses, including but not limited to,  
49 traffic, parking, rest rooms, or nuisances, shall be addressed as part of the Class  
50 A Conditional Use approval. The BCC may impose conditions of approval to  
51 address these activities. Additional activities, such as: cooking classes and  
52 charity events, shall be permitted by right, subject to the following: [Ord. 2012-  
53 027]

54 (1) Shall be located within the GFA of the Agriculture Marketplace or permitted  
55 Outdoor Open Space areas; [Ord. 2012-027]

56 (2) The maximum number of participants, including a combination of special  
57 activities, shall not exceed 50 attendees; and, [Ord. 2012-027]

58 (3) Overflow parking is provided. A minimum of one parking space shall be  
59 provided for each three attendees. This shall require the posting of adequate  
60 onsite directional signage to preclude any inappropriate parking activity, such  
61 as parking in rights of way or on adjacent properties. [Ord. 2012-027]

62 **e) Outdoor Display**

63 Shall be limited to agricultural products only, located along the property's  
64 frontage or other area, except within required setbacks. [Ord. 2012-027]

65 **f) Storage**

**Notes:**

Underlined indicates **new** text.

~~Stricken~~ indicates text to be deleted. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D6

AGRICULTURAL USES  
SUMMARY OF AMENDMENTS  
(Updated 11/1/16)

Motor vehicles, including vans, trucks, semi-trucks, mobile homes, travel trailers, and other permanent or temporary structures shall not be used for storage or display purposes. [Ord. 2012-027]

g) **Parking**

Off-site parking within a public or private R-O-W, or to areas accessed by other than an approved access way, shall be prohibited. [Ord. 2012-027]

h) **Hours of Operation**

- 1) Eight a.m. to six p.m. Monday through Saturday; and,
- 2) Ten a.m. to six p.m. Sunday. [Ord. 2012-027]

ij. **Landscape Curbing**

A Bona-Fide Agriculture use may use railroad ties or landscape lumber as an alternate to the curbing requirement in Article 7.G, Off-Street Parking Requirements.

jk. **Barbed Wire in AGR, AP, and AR Zoning Districts; and AGR-PDD Preserve Parcels**

- 1) Barbed wire may be installed pursuant to Art. 5.B.1.A.2.e, Dangerous Materials. [Ord. 2005-002] [Ord. 2010-005] [Ord. 2011-001]
- 2) In the AR district with any Bona-Fide Agriculture use, other than nurseries, provided it is setback a minimum of 25 feet from any property line. [Ord. 2011-001]

42. **Agriculture, Light Manufacturing**

a. **Definition**

An accessory agricultural use for the manufacturing of products related to agricultural operations, such as fencing, pallets, crates, or containers. Product components are predominantly assembled from previously prepared materials or finished parts. Manufacturing includes processing, fabrication, assembly, treatment, and packaging of such products, and accessory storage and distribution, but excludes heavy industrial processing or manufacturing.

ab. **Setbacks**

A minimum 100 foot setback shall be required adjacent to a residential district.

bc. **Accessory Use**

Light agricultural manufacturing operations may be allowed as an accessory use to a related Bona-Fide Agriculture use on the same property provided it does not exceed 25,000 square feet.

cd. **Landscaping**

An incompatibility buffer may be omitted if the use is adjacent to farm worker quarters or a mobile home accessory to agriculture.

53. **Agriculture, Packing Plant**

a. **Definition**

A facility used for the packing of produce not necessarily grown on site.

b. **Typical Activities**

Activities may also include canning, dehydration, washing, cutting, or basic preparation of raw produce prior to shipment. [Ord. 2005-002] [Ord. 2012-027]

~~a. **Accessory Use**~~

~~A packing plant in the AP and AGR districts, or the Preserve Area of an AGR-PUD, may be allowed as an accessory use to a related bona fide agriculture use on the same property, provided it does not exceed 25,000 square feet. [Ord. 2012-027] [Partially relocated to Accessory Uses f, below]~~

~~b. **Setbacks**~~

~~A minimum of 100 feet along all property lines which are adjacent to a residential district. [Relocated to Setbacks e, below]~~

~~c. **Landscaping**~~

~~An incompatibility buffer as required by Article 7.F, PERIMETER BUFFER LANDSCAPE REQUIREMENTS, may be omitted if the use is adjacent to farm worker quarters or a mobile home accessory to a bona fide agriculture use. [Partially relocated to Landscaping g, below]~~

~~c. **Approval Process - AR/RSA Zoning District**~~

~~May be permitted in the AR/RSA District with a SA FLU, subject to a Class A conditional use approval. [Ord. 2005-002] [Relocated from AR/RSA e, below]~~

~~d. **Storage**~~

~~Only equipment directly related to the facility shall be stored on the site. All stored equipment shall be screened from view from adjacent properties and streets. [Relocated to Storage h, below]~~

~~d. **Zoning District AGR-PUD Preserve Area**~~

~~An agriculture packing plant located in an AGR Preserve Area, including where permitted as an accessory use as specified above, shall comply with the following: [Ord. 2012-027] [Relocated from AGR-PUD Preserve Area f., below]~~

Notes:

Underlined indicates new text.

~~Stricken~~ indicates text to be deleted. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [Relocated to: ].

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D6

AGRICULTURAL USES  
SUMMARY OF AMENDMENTS  
(Updated 11/1/16)

- 1) Located on a roadway classified as an arterial street on figure TE 3.1 – Functional Classification of Roads; and, **[Ord. 2012-027]** [Relocated from Zoning District f., below]
- 2) Located on or adjacent to active agricultural crop production. **[Ord. 2012-027]** [Relocated from Zoning District f, below]
- ~~e. AR/RSA~~  
~~May be permitted in the AR/RSA District with a SA FLU, subject to a Class A conditional use approval. **[Ord. 2005-002]** [Relocated to Approval Process c., above]~~
- e. Setbacks  
A minimum of 100 feet along all property lines which are adjacent to a residential district. **[Relocated from Setbacks b., above]**
- ~~f. AGR-PUD Preserve Area~~  
~~An agriculture packing plant located in an AGR Preserve Area, including where permitted as an accessory use as specified above, shall comply with the following: **[Ord. 2012-027]** [Relocated to Zoning District d, above]~~
  - ~~1) Located on a roadway classified as an arterial street on figure TE 3.1 – Functional Classification of Roads; and, **[Ord. 2012-027]** [Relocated to Zoning District d, above]~~
  - ~~2) Located on or adjacent to active agricultural crop production. **[Ord. 2012-027]** [Relocated to Zoning District d, above]~~
- f. Accessory Use  
A packing plant in the AP and AGR districts, or the Preserve Area of an AGR PUD, may be allowed as an accessory use to a related Farm use on the same property, provided it does not exceed 25,000 square feet. **[Ord. 2012-027]** [Relocated from Accessory Use a, above]
- g. Landscaping  
An incompatibility buffer as required by Article 7.F, PERIMETER BUFFER LANDSCAPE REQUIREMENTS, may be omitted if the use is adjacent to farm worker quarters or a mobile home accessory to a Farm use. **[Relocated from Landscaping c., above]**
- h. Storage  
Only equipment directly related to the facility shall be stored on the site. All stored equipment shall be screened from view from adjacent properties and streets. **[Relocated from Storage d., above]**
- 3-24. Agriculture, Renewable Fuels Production**
  - a. Definition  
Any facility using biomass as its principal source of feed stock for the production of renewable fuel or fuels and other related renewable products including but not limited to ethanol or fuel ethanol. **[Ord. 2008-037]**
  - ~~ab. Setbacks from Residential~~  
The facility shall be located a minimum of 750 feet away from parcels with a residential zoning or future land use designation that accommodate an existing residential structure. **[Ord. 2008-037]**
  - b. Location  
~~Facilities shall be located within two miles of an existing agricultural related use. **[Ord. 2008-037]** [Partially relocated to Separation Distance e., below]~~
  - cc. Review Procedures and Standards
    - 1) The applicant shall submit a site plan, for informational purposes only, to the Zoning Division prior to Building Permit application. The site plan shall be consistent with the requirements indicated in the Technical Requirements Manual. **[Ord. 2008-037]**
    - 2) The owner or operator shall obtain the required approval and permits from all applicable federal, state, and local agencies prior to operating the facility. **[Ord. 2008-037]**
    - 3) The owner or operator shall perform a daily visual inspection of all wood material and similar vegetative matter to be used as feed stock. **[Ord. 2008-037]**
    - 4) Any toxic or hazardous waste generated at the site shall be handled pursuant to Rule 62-730 FAC. **[Ord. 2008-037]**
  - dd. Prohibitions
    - 1) The generation of toxic or hazardous waste effluent into the sanitary system shall be prohibited unless adequate pretreatment facilities have been constructed and are being utilized. The pretreatment facilities are subject to approval by DEP and the appropriate sewage works provider. **[Ord. 2008-037]**
    - 2) Feed stock observed to contain prohibited materials shall not be used. **[Ord. 2008-037]**

Notes:

Underlined indicates **new** text.  
~~Stricken~~ indicates text to be deleted. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
 .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D6

AGRICULTURAL USES  
SUMMARY OF AMENDMENTS  
(Updated 11/1/16)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62

**e. Separation Distance**  
*Facilities shall be separated two miles from an existing agricultural related use. [Ord. 2008-037] [Partially relocated from Location b, above]*

**3-45. Agriculture, Research and Development**

**a. Definition**  
The use of land or buildings for agriculture research and the cultivation of new agricultural products.

**ab. Approval Process - AR/RSA Zoning District**  
May be permitted in the AR/RSA District with a SA FLU subject to a Class B conditional use approval. [Ord. 2005-002]

**bc. Outdoor Activities**  
Outdoor research, testing or development of agricultural products shall be limited to industrial districts only.

**cd. Landscape Curbing**  
A ~~bona fide~~ agricultural **Farm** use may use railroad ties or landscape lumber as an alternate to the curbing requirement in Article 7.G, Off-Street Parking Requirements.

**6. Agriculture, Sales and Service**

**a. Definition**  
An establishment primarily engaged in the sale or rental of farm tools, small implements and farming equipment such as pickers and mowers; sale of livestock, feed, grain, tack, riding attire, animal care products, farm supplies, and the like:

~~**a. Storage**  
All storage areas for agricultural sales and service uses shall be enclosed or completely screened from view. A maximum of five tractor-trailers used for the transport of bona fide agricultural products may be stored outside if they are completely screened from view from adjacent properties and streets. [Partially relocated to Storage c., below]~~

~~**b. Grocery Sales**  
Five percent or 1000 square feet, whichever is less, of the merchandise sales area use may be devoted to retail grocery sales. Shelves, floor area, counter space and overhead display areas shall be included in the calculation of the grocery sales area. There shall be no exterior signage and no external evidence of the availability of grocery products for sale. [Relocated to Grocery Sales d., below]~~

**b. Approval Process - AR/RSA Zoning District**  
May be permitted in the AR/RSA District with a SA FLU, subject to a Class A conditional use approval. [Ord. 2005 - 002] [Relocated from AR/RSA d, below]

~~**c. Repair Service**  
Service of small implements only shall be permitted in an enclosed area that is completely screened from view from adjacent properties and setback a minimum of 25 feet from any side or rear property line. Repair activities shall occur only between the hours of 7:00 a.m. and 9:00 p.m. [Relocated to Repair Service e., below]~~

~~**c. Storage**  
All storage areas for agricultural sales and service uses shall be enclosed or completely screened from view. A maximum of five tractor-trailers used for the transport of Farm products may be stored outside if they are completely screened from view from adjacent properties and streets. [Partially relocated from Storage a., above]~~

~~**d. AR/RSA**  
May be permitted in the AR/RSA District with a SA FLU, subject to a Class A conditional use approval. [Ord. 2005 - 002] [Relocated to Approval Process b, above]~~

~~**bd. Grocery Sales**  
Five percent or 1,000 square feet, whichever is less, of the merchandise sales area use may be devoted to retail grocery sales. Shelves, floor area, counter space and overhead display areas shall be included in the calculation of the grocery sales area. There shall be no exterior signage and no external evidence of the availability of grocery products for sale. [Relocated from Grocery Sales b., above]~~

~~**ce. Repair Service**  
Service of small implements only shall be permitted in an enclosed area that is completely screened from view from adjacent properties and setback a minimum of 25 feet from any side or rear property line. Repair activities shall occur only between the hours of 7:00 a.m. and 9:00 p.m. [Relocated from Repair Service c., above]~~

~~**d. AR/RSA**  
May be permitted in the AR/RSA District with a SA FLU, subject to a Class A conditional use approval. [Ord. 2005 - 002] [Relocated to Approval Process b., above]~~

**Notes:**

Underlined indicates **new** text.

~~Stricken~~ indicates text to be deleted. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [Relocated to: ].

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D6

AGRICULTURAL USES  
SUMMARY OF AMENDMENTS

(Updated 11/1/16)

7. Agriculture, Storage

a. Definition

The storage of equipment or products accessory or incidental to a principal agricultural use.

ab. General Storage

1) Storage of hazardous waste or regulated substances shall comply with local, state and federal regulations.

b. Outdoor Storage

2) Outdoor agricultural storage shall comply with the following standards:

1)a Urban Service Area

a)1) Setbacks

Outdoor agricultural storage shall meet the principal use setbacks of the district in which it is located.

b)2) Screening

Outdoor agricultural storage shall be screened from view by a solid fence, wall or building.

2)3 Outdoor Agriculture Storage

b) Outdoor agriculture storage is only permitted in the RE, RT, RS, RM, CN, CC and CG districts as a Class B conditional use.

a)1) Exception

Outdoor agriculture storage is not permitted in a PDD with a commercial FLU designation.

c)3 Indoor Storage

Indoor agricultural storage shall be permitted in conjunction with a ~~bona fide agricultural Farm~~ use with or without a principal structure. Indoor storage shall be contained within a permanent structure. Agricultural storage in a mobile home shall not be permitted. Agricultural storage in a shipping container shall only be permitted in conjunction with a ~~bona fide agricultural Farm~~ use.

1) AR district in Urban Service Area (USA)

An enclosed structure shall be setback 100 feet from the front and side street and 50 feet from the side and rear property lines.

2) All Other Districts in Urban Service Area (USA)

An enclosed structure shall meet the principal use setbacks of the district in which it is located.

8. Agriculture, Transshipment

a. Definition

A facility engaged in the transferring of agricultural products between two modes of transport, such as from a truck to a railroad car or from local vehicles to long-haul trucks.

ab. Zoning District - AGR and AP Districts

1) Accessory Use

Agricultural transshipment facilities not exceeding 25,000 square feet shall be permitted as an accessory use.

2) Setback

A minimum 100 foot setback shall be required along all property lines which are adjacent to an existing residential use, district or FLU as of the effective date of this Code excluding farm worker quarters and mobile homes accessory to agriculture.

199. Agriculture, Hobby Breeder

a. Definition

The raising and care of birds in captivity.

ab. Minimum Lot Size

The minimum lot size shall be as follows:

- 1) Two acres: 40-200 birds.
- 2) Five acres: 201 or more birds.

bc. Hobby Breeder

1) AR/USA

The raising of birds as a hobby in the AR/USA shall be permitted subject to the following: [Ord. 2009-040]

- a) The hobby breeder shall not engage in the sale of more than 24 birds to the public during any consecutive 12 month period;
- b) The hobby breeder shall not provide care for more than 40 birds on a parcel of land at any time;
- c) The minimum lot size of two acres;
- d) Shelters, cages, and accessory structure shall be setback a minimum of 50 feet from all property lines;

Notes:

Underlined indicates new text.

Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [Relocated to: ].

Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D6

AGRICULTURAL USES  
SUMMARY OF AMENDMENTS  
(Updated 11/1/16)

- e) Outdoor shelters and cages shall be contained to specific areas on the site and screened from view on all sides by a minimum six foot high opaque fence or wall. The fence or wall shall be located within 20 feet of the containment area;
- f) The hobby breeder shall locate birds which excessively screech, chirp, crow, or make loud noises away from residential properties to the maximum extent possible. Birds considered a nuisance by the Sheriff's Office shall be removed from the site; and
- g) Care, licensing, registration, and inspections shall be as required by the Animal Care and Control Ordinance and other applicable statutes.

**3210. Community Vegetable Garden**

**a. Definition**

A plot of land used primarily as a vegetable garden which is cultivated and harvested by a group of residents from the surrounding area.

**~~a. Accessory Structures~~**

~~Accessory structures shall be limited to 400 square feet.~~ [Relocated to Accessory Structures c, below]

**b. Setbacks**

Accessory activities shall maintain a setback of five feet from all property lines adjacent to residential districts. Accessory structures shall meet the setbacks of the district.

**~~c. Spraying~~**

~~Aerial application of fertilizer or pesticides shall be prohibited.~~ [Relocated to Spraying g, below]

**~~c. Accessory Structures~~**

~~Accessory structures shall be limited to 400 square feet.~~ [Relocated from Accessory Structures a, above]

**d. Parking**

Overnight parking shall be prohibited.

**e. Loading**

All loading and unloading activities shall be restricted to the site and shall not encroach into any setbacks.

**f. Storage**

Outdoor storage shall be prohibited. Storage of all accessory equipment or products shall be contained within an accessory structure.

**~~g. Spraying~~**

~~Aerial application of fertilizer or pesticides shall be prohibited.~~ [Relocated from Spraying c, above]

**4711. Equestrian Arena, Commercial**

**a. Definition**

An establishment engaged in commercial spectator activities involving equestrian events, but excluding any establishment engaged in gaming, pari-mutual wagering, off-track betting, events or activities held or broadcast for similar purposes.

**~~ab. U/S Tier~~**

**~~1) Urban/ Suburban (U/S)~~**

**~~1a) Lot Size~~**

The minimum lot size shall be five acres.

**~~2b) Frontage~~**

The project in which an equestrian arena is located shall front on and access from collector or arterial street.

**~~3c) Hours of Operation~~**

Outdoor activity shall be limited from hours of 6:00 a.m. to 10:00 p.m. daily.

**~~4d) Loudspeakers~~**

Loudspeakers and public address systems shall not be used before 8:00 a.m. or after 8:00 p.m.

**~~b.2) Rural, Exurban, Agricultural Reserve (AGR) and Glades Tiers~~**

**~~1a) Location~~**

The project in which an equestrian arena is located shall have frontage on a paved street.

**~~2b) Operating Hours~~**

Outdoor activity shall be limited to the hours of 5:00 a.m. and 10:00 p.m. daily.

**~~3c) Loudspeakers~~**

Loudspeakers and public address systems shall not be used before 8:00 a.m. or after 8:00 p.m.

**c. Setbacks**

Riding, spectator viewing areas, and show rings shall not be located within 100 feet of any property line.

**Notes:**

Underlined indicates **new** text.

~~Stricken~~ indicates text to be deleted. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [Relocated to: ].

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D6

AGRICULTURAL USES  
SUMMARY OF AMENDMENTS  
(Updated 11/1/16)

d. Compatibility

Design of the site shall assure no incompatibility with surrounding land uses. When an incompatibility exists, the petitioner shall satisfactorily mitigate the incompatibility prior to receiving conditional or DRO approval.

**5212. Farmers Market**

**a. Definition**

An establishment for the wholesale sale of farm produce.

~~a. Setback~~

~~A farmers market shall be setback a minimum of 100 feet from property lines adjacent to a residential use existing as of the effective date of this Code, excluding farm worker quarters and mobile homes accessory to agriculture. [Relocated to Setback d., below]~~

~~b. Accessory Use~~

~~A produce stand shall be permitted as an accessory use to a farmers market. [Relocated to Accessory Use e., below]~~

**d.b Approval Process - AR/RSA Zoning District**

May be permitted in the AR/RSA District with a SA FLU, subject to a Class A Conditional Use approval. [Ord. 2005-002] [Relocated from AE/RSA d., below]

c. Frontage

Shall be located on an arterial street.

~~d. AR/RSA~~

~~May be permitted in the AR/RSA District with a SA FLU, subject to a Class A conditional use approval. [Ord. 2005-002] [Relocated to Approval Process b., above]~~

**a.d Setback**

A Farmers Market shall be setback a minimum of 100 feet from property lines adjacent to a residential use existing as of the effective date of this Code, excluding Farm Worker Quarters and Mobile Homes accessory to agriculture. [Relocated from Setback a., above]

~~b.e. Accessory Use~~

~~A Produce Stand shall be permitted as an accessory use to a Farmers Market. [Relocated from Accessory Use b., above]~~

<b>Reason for amendments:</b> [Zoning] 1. Delete Ferrier from the Use Matrix and Supplementary Use Standards as this use has not been utilized. Typical functions associated with equestrian activities such as Ferrier are accessory to a principal use such as Stable Commercial or Private.
---

~~53. Farrier~~

~~One that shoes horses. May be accessory to a blacksmith, farm, equestrian facility, or is mobile and shoes the horses on site. [Use to be deleted from the ULDC]~~

**8813. Nursery, Retail**

**a. Definition**

The retail sale of horticultural specialties such as flowers, shrubs, sod, trees, mulch and accessory hardscape materials such as decorative stones intended for ornamental or landscaping purposes. [Ord. 2009-040]

**ab. Frontage**

Shall front on and access from a collector or arterial street.

~~bc. Lot Size~~

~~A minimum of one acre is required in a residential district.~~

**d. Setbacks**

All structures and outdoor storage areas shall be setback a minimum of 50 feet from the property line. Shade houses shall be subject to the requirements pursuant to Art. 4.B.121, Shade House. [Ord. 2009-040]

**e. Loading**

All loading and unloading of trucks shall occur on the site.

**f. Office Accessory Uses**

An office is permitted as an accessory use, provided it is not a ~~m~~Mobile ~~h~~Home.

~~g. Compatibility~~

~~The use shall assure that there is no incompatibility with surrounding land uses. When an incompatibility exists, the property owner shall satisfactorily mitigate the incompatibility prior to receiving conditional or DRO approval. [Relocated to Compatibility g., below]~~

~~h. Spraying~~

~~No aerial application of any pesticides, fungicides, fertilizers or any other chemical shall be allowed. [Relocated to Spraying I., below]~~

**ig. Buffering Landscaping**

A buffer shall be provided along all property lines that are not screened by plant material.

**1) Incompatibility Buffer**

**Notes:**

Underlined indicates **new** text.

~~Stricken~~ indicates text to be deleted. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [Relocated to: ].

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D6

AGRICULTURAL USES  
SUMMARY OF AMENDMENTS  
(Updated 11/1/16)

A Type 3 incompatibility buffer shall be required adjacent to all retail, office, parking, loading and other non-growing areas within 50 feet of a property line. The buffer requirements may be satisfied by plant material for sale provided that the plant material is grown in the ground, ten feet on center, six feet high, and the growing area is at least 20 feet wide. The width of the buffer may be reduced to ten feet if the buffer contains permanent landscaping only and not for-sale plant inventory.

2) **Compatibility Buffer**

A compatibility buffer shall be provided around all growing areas less than 50 feet in width. The buffer requirements may be satisfied by plant material for sale provided that the plant material is grown in the ground, ten feet on center, six feet high and the growing area is a minimum of five feet wide.

3) **R-O-W Buffer**

A R-O-W buffer shall be required adjacent to all office, parking, loading, internal roads and other non-growing areas within 50 feet of a R-O-W. A R-O-W buffer shall be required adjacent to all growing areas unless the growing area is at least 50 feet in width, and contains plant materials providing a six foot high visual buffer equivalent in opacity to a R-O-W buffer. Existing native vegetation within the R-O-W buffer shall be preserved.

4) **Barbed Wire**

The use of barbed wire shall be prohibited.

~~jh.~~ **Outdoor Bulk Storage**

Mulch, rock, soil, or similar material shall comply with the outdoor storage standards in Article 5.B, ACCESSORY AND TEMPORARY USES. In residential districts, outdoor bulk storage shall be setback a minimum of fifty feet or the district setback, whichever is greater.

~~ki.~~ **Site Plan**

Relocation of structures on a ZC or BCC approved site plan due to SFWMD or ERM requirements may exceed DRO threshold limitations.

~~l.~~ **Hours of Operation**

*Operation of commercial vehicles over one ton rated capacity or gross vehicle weight of 10,000 pounds, including load, from 5:00 p.m. to 8:00 a.m. is prohibited. [Relocated from Hours of Operation c., above]*

~~k.~~ **Compatibility**

*The use shall assure that there is no incompatibility with surrounding land uses. When an incompatibility exists, the property owner shall satisfactorily mitigate the incompatibility prior to receiving conditional or DRO approval. [Relocated from Compatibility g., above]*

~~l.~~ **Spraying**

*No aerial application of any pesticides, fungicides, fertilizers or any other chemical shall be allowed. [Relocated from Spraying h., above]*

~~8914.~~ **Nursery, Wholesale**

~~a.~~ **Definition**

The wholesale of horticultural specialties such as flowers, shrubs, sod, and trees, mulch and accessory hardscape materials such as decorative stones intended for ornamental or landscaping purposes. [Ord. 2009-040]

~~a.~~ **Limitations of Sales**

*Sales from a wholesale nursery are limited to exporters, distributors, landscape contractors, retailers, or other businesses. [Relocated to Limitation of Sales j., below]*

**b. Approval Process**

Table 4.B.1.A - Residential Districts in the USA

Residential Districts in the USA	
Special Permit	Five acres or less.
DRO	More than five but less than 20 acres.
Class B conditional use or Requested Use	20 or more acres.
[Ord. 2005-041]	

Table 4.B.1.A – AR District in RSA

AR District in RSA	
Permitted	Ten acres or less.
Special Permit	More than ten but less than 40 acres.
DRO	40 or more acres.

Notes:

Underlined indicates new text.

~~Stricken~~ indicates text to be deleted. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [Relocated to: ].

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D6

AGRICULTURAL USES  
SUMMARY OF AMENDMENTS  
(Updated 11/1/16)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65

- 1) All Other Districts Permitted.
- e.** ***Hours of Operation***  
~~Operation of commercial vehicles over one-ton rated capacity or gross vehicle weight of 10,000 pounds, including load, from 7:00 p.m. to 6:00 a.m. is prohibited.~~ [Relocated to Hours of Operation i., below]
- c.** ***Tier***  
In addition to the above standards, a wholesale nursery in the U/S Tier shall comply with the following standards. [Relocated from U/S Tier h., below]
  - 1) ***Lot Size***  
A minimum of one acre. [Relocated from U/S Tier h., below]
  - 2) ***Setbacks***  
All structures and outdoor storage areas shall be setback a minimum of 50 feet from the property line. Shade houses shall be subject to the requirements pursuant to Art. 4.B.121, Shade House. [**Ord. 2009-040**] [Relocated from U/S Tier h., below]
  - 3) ***Compatibility***  
The use shall assure that there is no incompatibility with surrounding land uses. When an incompatibility exists, the property owner shall satisfactorily mitigate the incompatibility prior to receiving conditional DRO or Special Permit approval. [Relocated from U/S Tier h., below]
  - 4) ***Spraying***  
No aerial application of any pesticides, fungicides, fertilizers or any other chemical shall be allowed. [Relocated from U/S Tier h., below]
- d.** ***Parking and Loading***  
~~All parking and loading shall occur on site~~ [Relocated to Parking and Loading f., below]
- ed.** ***Zoning District - AR***  
May be operated in conjunction with a residence. [Relocated from Zoning District e., below]
- j.e.** ~~***Agricultural Reserve (AGR) Tier Accessory Use***~~
  - 1) A retail nursery may be permitted as an accessory use to a wholesale nursery in the AGR Tier. [Relocated from Agricultural Reserve (AGR) Tier j., below]
  - 2) An office is permitted as an accessory use, provided it is not a mobile home. [Relocated from Office g., below]
- f.** ***Buffering***  
~~A buffer shall be provided along all property lines that are not screened by plant material.~~ [Relocated to Landscaping g., below]
  - 1) ~~***Incompatibility Buffer***~~  
~~A Type 3 incompatibility buffer shall be required adjacent to all office, parking, loading, internal roads and other non-growing areas within 50 feet of a property line. The buffer requirements may be satisfied by plant material for sale provided that the plant material is grown in the ground, ten feet on center, six feet high, and the growing area is at least 20 feet wide. The width of the buffer may be reduced to ten feet if the buffer contains permanent landscaping only and not for sale plant inventory.~~ Relocated to Landscaping g., below]
  - 2) ~~***Compatibility Buffer***~~  
~~A compatibility buffer shall be provided around all growing areas less than 50 feet in width. The buffer requirements may be satisfied by plant material for sale provided that the plant material is grown in the ground, ten feet on center, six feet high and the growing area is a minimum of five feet wide.~~ Relocated to Landscaping g., below]
  - 3) ~~***R-O-W Buffer***~~  
~~A R-O-W buffer shall be required adjacent to all office, parking, loading, internal roads, and other non-growing areas within 50 feet of a R-O-W. A R-O-W buffer shall be required adjacent to all growing areas unless the growing area is at least 50 feet in width and contains plant materials providing a six foot high visual buffer equivalent in opacity to a R-O-W buffer. Existing native vegetation within the R-O-W buffer shall be preserved.~~ Relocated to Landscaping g., below]
  - 4) ~~***Barbed Wire***~~  
~~The use of barbed wire shall be prohibited~~ Relocated to Landscaping g., below]
- f.** ***Parking and Loading***  
All parking and loading shall occur on site. [Relocated from Paring and Loading d., above]
- g.** ***Office***  
An office is permitted as an accessory use, provided it is not a mobile home. [Relocated to Accessory Use e.1, above]

---

**Notes:**  
Underlined indicates **new** text.  
~~Stricken~~ indicates text to be deleted. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
 .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D6

AGRICULTURAL USES  
SUMMARY OF AMENDMENTS  
(Updated 11/1/16)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65

- g. Buffering- Landscaping**  
A buffer shall be provided along all property lines that are not screened by plant material [Relocated from Buffering f., above].
  - 1) Incompatibility Buffer**  
A Type 3 incompatibility buffer shall be required adjacent to all office, parking, loading, internal roads and other non-growing areas within 50 feet of a property line. The buffer requirements may be satisfied by plant material for sale provided that the plant material is grown in the ground, ten feet on center, six feet high, and the growing area is at least 20 feet wide. The width of the buffer may be reduced to ten feet if the buffer contains permanent landscaping only and not for-sale plant inventory. [Relocated from Buffering f., above].
  - 2) Compatibility Buffer**  
A compatibility buffer shall be provided around all growing areas less than 50 feet in width. The buffer requirements may be satisfied by plant material for sale provided that the plant material is grown in the ground, ten feet on center, six feet high and the growing area is a minimum of five feet wide. [Relocated from Buffering f., above].
  - 3) R-O-W Buffer**  
A R-O-W buffer shall be required adjacent to all office, parking, loading, internal roads, and other non-growing areas within 50 feet of a R-O-W. A R-O-W buffer shall be required adjacent to all growing areas unless the growing area is at least 50 feet in width and contains plant materials providing a six foot high visual buffer equivalent in opacity to a R-O-W buffer. Existing native vegetation within the R-O-W buffer shall be preserved. [Relocated from Buffering f., above].
  - 4) Barbed Wire**  
The use of barbed wire shall be prohibited.. [Relocated from Buffering f., above].
- h. U/S Tier**  
~~In addition to the above standards, a wholesale nursery in the U/S Tier shall comply with the following standards. [Relocated to U/S Tier c.,above]~~
  - ~~**1) Lot Size**  
A minimum of one acre. [Relocated to U/S Tier c.,above]~~
  - ~~**2) Setbacks**  
All structures and outdoor storage areas shall be setback a minimum of 50 feet from the property line. Shade houses shall be subject to the requirements pursuant to Art. 4.B.121, Shade House. [Ord. 2009-040] [Relocated to U/S Tier c., above]~~
  - ~~**3) Compatibility**  
The use shall assure that there is no incompatibility with surrounding land uses. When an incompatibility exists, the property owner shall satisfactorily mitigate the incompatibility prior to receiving conditional DRO or Special Permit approval. [Relocated to U/S Tier c., above]~~
  - ~~**4) Spraying**  
No aerial application of any pesticides, fungicides, fertilizers or any other chemical shall be allowed. [Relocated to U/S Tier c., above]~~
- h. Storage**  
Outdoor bulk storage of mulch, rock, soil or similar material shall comply with the outdoor storage standards contained in Article 5.B, ACCESSORY AND TEMPORARY USES. Outdoor bulk storage in residential zoning districts shall be setback a minimum of 50 feet or the district setback, whichever is greater.
- ei. Hours of Operation**  
Operation of commercial vehicles over one ton rated capacity or gross vehicle weight of 10,000 pounds, including load, from 7:00 p.m. to 6:00 a.m. is prohibited. [Relocated from Hours of Operation c., above]
- j. Agricultural Reserve (AGR) Tier**  
~~A retail nursery may be permitted as an accessory use to a wholesale nursery. [Relocated to Accessory Use e., above]~~
- aj Limitations of Sales**  
Sales from a wholesale nursery are limited to exporters, distributors, landscape contractors, retailers, or other businesses. [Relocated from Limitation of Sales a., above]
- k. Site Plan**  
Relocation of structures on a ZC or BCC approved site plan due to SFWMD or ERM requirements may exceed the DRO limitations contained in Article 2.D.1, Development Review Officer.
- 9915. Potting Soil Manufacturing**
  - a. Definition**  
An establishment engaged in producing potting soil, including the use of incineration.

---

**Notes:**  
Underlined indicates **new** text.  
~~Stricken~~ indicates text to be deleted. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [Relocated to: ].  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].  
 .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D6

AGRICULTURAL USES  
SUMMARY OF AMENDMENTS  
(Updated 11/1/16)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65

- a. Setbacks**  
~~A minimum of 50 feet from any property line abutting a residential district or use.~~  
[Relocated to Setbacks d., below]
- b. Frontage**  
~~The facility shall front on and access from a collector or arterial street.~~ [Relocated to Location c., below]
- b. Approval Process - AR/RSA**  
~~May be permitted in the AR/RSA District with a SA FLU, subject to a Class A Conditional Use approval. [Ord. 2005 – 002]~~ [Relocated from AR/RSA f., below]
- c. Storage**  
~~Storage of unprocessed material shall be limited to 45 days and pile height of storage material shall be limited to 15 feet. Outdoor storage piles shall be setback a minimum of 25 feet from any property line or 50 feet from any property line abutting a residential district or use. Storage areas shall be screened from view, pursuant to Article 5.B, ACCESSORY AND TEMPORARY USES.~~ [Relocated to Storage f., below]
- c. Location**  
~~The facility shall front on and access from a collector or arterial street.~~ [Relocated from Frontage b., above]
- d. Supplemental Application Requirements**
  - 1) Site Plan**  
~~The site plan shall illustrate how the operation functions including circulation routes, square footage, height and location of buildings, equipment and storage piles.~~  
[Relocated to Supplemental Application Requirements g., below]
  - 2) Dust Control**  
~~A plan to address dust control in traffic, storage and processing areas. Dust control measures may include: additional setbacks, full or partial enclosure of chipper or grinder and watering or enclosing mulch piles.~~ [Relocated to Supplemental Application Requirements g., below]
- d. Setbacks**  
~~A minimum of 50 feet from any property line abutting a residential district or use.~~  
[Relocated from Setbacks a., above]
- e. Collocated Uses**  
If a potting soil manufacturing facility includes chipping, mulching, grinding, or air curtain incinerator, adherence to the Supplementary Use Standards applicable to such uses shall also be required.
- f. Storage**  
~~Storage of unprocessed material shall be limited to 45 days and pile height of storage material shall be limited to 15 feet. Outdoor storage piles shall be setback a minimum of 25 feet from any property line or 50 feet from any property line abutting a residential district or use. Storage areas shall be screened from view, pursuant to Article 5.B, ACCESSORY AND TEMPORARY USES.~~ [Relocated from Storage c., above]
- g. Supplemental Application Requirements**
  - 1) Site Plan**  
~~The site plan shall illustrate how the operation functions including circulation routes, square footage, height and location of buildings, equipment and storage piles.~~  
[Relocated from Supplemental Application Requirements d., above]
  - 2) Dust Control**  
~~A plan to address dust control in traffic, storage and processing areas. Dust control measures may include: additional setbacks, full or partial enclosure of chipper or grinder and watering or enclosing mulch piles.~~ [Relocated from Supplemental Application Requirements d., above]
- f. AR/RSA**  
~~May be permitted in the AR/RSA District with a SA FLU, subject to a Class A conditional use approval. [Ord. 2005 – 002]~~ [Relocated to Approval Process b, above]

**40416. Produce Stand**

- a. Definition**  
An establishment engaged in the retail sale of fruits, vegetables, flowers, containerized house plants and other agricultural food products. The sale of grocery or convenience-type foods or products shall not be permitted, unless stated otherwise herein. [Ord. 2012-003]
- ab. Permanent**
  - 1) Maximum Floor Area**  
The square footage of the establishment shall include both the structure and all accessory areas devoted to display or storage.
  - 2) Outdoor Display and Storage**

---

**Notes:**  
Underlined indicates **new** text.  
~~Stricken~~ indicates text to be deleted. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [Relocated to: ].  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].  
 .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D6

AGRICULTURAL USES  
SUMMARY OF AMENDMENTS  
(Updated 11/1/16)

Outdoor storage shall be subject to the provisions in Article 5.B, ACCESSORY AND TEMPORARY USES. Outdoor display of only fresh fruits and vegetables is permitted, along the property's frontage, except within the required setbacks.

3) Sale of Products

a) General

Includes sales of agricultural food products such as jelly, jam, honey and juice. No Special Permits shall be permitted in conjunction with the stand except for seasonal sales. Seasonal sales that require additional storage area may be permitted in accordance with Art. 4.B.1.A.115, Retail Sales, Mobile or Temporary. No vending machines or other similar equipment shall be permitted on site. [Ord. 2005-002] [Ord. 2012-003]

b) Urban/Suburban Tier

The sale of packaged or canned food products may be permitted, where in compliance with the following: [Ord. 2012-003]

- (1) The parcel has Commercial Future Land Use designation; and, [Ord. 2012-003]
- (2) Sales area is limited to five percent of the total square footage of the structure, or 1,000 square feet, whichever is less. [Ord. 2012-003]

4) Building Construction

The produce stand shall be contained in either an entirely enclosed or roofed open-air structure. Motor vehicles, including vans, trucks, semi-trucks, mobile homes, travel trailers, and other permanent or temporary structures shall not be used for storage or display purposes.

5) AR/RSA and AGR Tiers

In addition to the standards above, permanent produce stands shall comply with the following:

a) Locational Criteria

- The structure and accessory area shall be:
- (1) Located on an arterial designated on the PBC Thoroughfare Plan; and
- (2) Located at least 500 feet from adjacent existing residential uses.

b) Lot Size

The stand shall be located on a legal lot of record. A minimum of one acre shall be allocated to the exclusive use of the stand and accessory parking area.

c) Setbacks

The structure and accessory area shall be setback at least 50 feet from the front and side corner property lines. The rear and side interior setbacks shall meet the minimum standards of the district.

d) Approval

A permanent produce stand shall be a permitted use in the AGR and AR, and by Special Permit in the CN, CC & CG Zoning Districts. [Ord. 2005 – 002]

(1) AR and AGR Districts

The area devoted to the permanent produce stand exceeding 3,000 square feet shall be approved subject to a Class A conditional use. [Ord. 2005 – 002]

6) Stands Less than 1,500 Square Feet

In addition to the standards stated above, stands less than 1,500 square feet (including both the structure and all accessory areas devoted to display or storage) shall be subject to the following development standards: [Ord. 2005 – 002]

a) Paving

The surface parking lot may be constructed of shell rock or other similar material. At a minimum, the following areas shall be paved in accordance with Article 6.A, PARKING, of this Code:

- (1) A paved driveway apron area, connecting the streets to the site shall be subject to approval by the County Engineer; and
- (2) Handicap parking spaces and handicap access.

7) Wholesale

Wholesale of produce shall be allowed in the AGR district only.

~~bc.~~ Temporary Stands

A temporary stand used for the retail sale of agricultural products not necessarily grown on the site. A temporary produce stand shall consist exclusively of fresh unprocessed fruit, vegetables, flowers, and containerized interior houseplants.

1) Use Limitations

a) Location Criteria

The stand and accessory area shall be located:

- (1) on an arterial street designated on the PBC Thoroughfare Plan;

Notes:

Underlined indicates **new** text.

~~Stricken~~ indicates text to be deleted. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [Relocated to: ].

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D6

AGRICULTURAL USES  
SUMMARY OF AMENDMENTS  
(Updated 11/1/16)

- 1 (2) a minimum of 100 feet from an Intersection of an arterial and any other
- 2 dedicated R-O-W;
- 3 (3) at least 600 feet from any other agricultural stand permitted in accordance
- 4 with these provisions; if located in a zoning district other than a commercial
- 5 district;
- 6 (4) at least 500 feet from adjacent residential uses, and **[Ord. 2005-041]**
- 7 (5) located on a legal lot of record no less than one acre in size.
- 8 **b) Number**
- 9 Only one stand shall be permitted on a lot of record.
- 10 **c) Approval**
- 11 Subject to Special Permit approval.
- 12 **d) Setbacks**
- 13 The stand shall be setback a minimum of 35 feet from the front property line and
- 14 50 feet from all other property lines.
- 15 **e) Size and Configuration**
- 16 The stand shall not exceed 300 square feet. The accessory area shall be limited
- 17 to display, storage and cashier purposes and shall be covered by a removable
- 18 cantilevered canopy or umbrellas. No outdoor display or storage shall occur
- 19 outside of the stand, umbrella, or canopy area.
- 20 **2) Uses**
- 21 No on-site food preparation or processing shall be permitted. No vending machines
- 22 shall be permitted on site. No additional Special Permits shall be permitted in
- 23 conjunction with the stand except for seasonal sales.
- 24 **3) Parking**
- 25 A minimum of two spaces and additional spaces subject to approval by the Zoning
- 26 Director.
- 27 **4) Special Regulations**
- 28 **a) Mobility**
- 29 The stand shall retain its mobility, and have a frame of sufficient strength to
- 30 withstand being transported by wheels, skids, or hoist.
- 31 **b) Building Materials**
- 32 The stand shall be constructed of durable materials such as but not limited to
- 33 metal, fiberglass, wood, etc. The structure used for a stand shall be constructed
- 34 for the sole purpose of selling agricultural products. Semi-truck trailers, mobile
- 35 homes, and other permanent or temporary structures shall not be used as a
- 36 stand. Motor vehicles, including vans and small trucks may be permitted provided
- 37 the vehicle is removed from site at the end of each business day. These vehicles
- 38 shall not be used for permanent or temporary residential purposes.
- 39 **c) Refrigeration**
- 40 Refrigeration shall be contained within the confines of the stand. If a motor
- 41 vehicle is used for the stand, portable refrigeration may be used if contained as
- 42 part of a motor vehicle and removed from the site daily.
- 43 **d) Signage**
- 44 Signs shall be limited to two, with a combined maximum sign face area of 32
- 45 square feet per side. Signs shall be setback a minimum of five feet from the
- 46 base building line and have a minimum separation of 100 feet. Banners,
- 47 pennants, balloons, or flags shall be prohibited.
- 48 **e) Existing Stands**
- 49 All stands with a valid permit in effect on July 11, 1995, and which have been
- 50 operating continually with a valid business tax receipt since issuance of the valid
- 51 permit, shall be considered conforming uses. These operations may continue in
- 52 the configuration as existed on July 11, 1995 in accordance with the laws and
- 53 ordinances of PBC, Florida, and as provided herein: **[Ord. 2007-013]**
- 54 (1) the enclosed portion of the stand shall not exceed 300 square feet unless
- 55 provided for below;
- 56 (2) display of products immediately adjacent to the stand, whether or not
- 57 displayed under an umbrella or canopy, may continue in the same
- 58 configuration as existed on July 11, 1995;
- 59 (3) the stand shall not sell any products unless permitted in accordance with the
- 60 uses permitted to be sold in an agricultural stand as set forth in this
- 61 Subsection, as amended;
- 62 (4) portable refrigeration may be permitted if confined within the 300 square foot
- 63 stand and all required electrical permits have been obtained;
- 64 (5) the use of vending machines shall not continue; and,

**Notes:**

Underlined indicates new text.

~~Stricken~~ indicates text to be deleted. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D6

AGRICULTURAL USES
SUMMARY OF AMENDMENTS
(Updated 11/1/16)

(6) expansion of existing stands shall not be permitted. Any future expansion of an existing stand shall comply with the regulations of this Section. If an existing stand is expanded, repaired, or altered, the affected area shall comply with the regulations herein.

1217. Shade House

a. Definition

A temporary screen enclosure used to protect plants from insects, heat and exposure to the sun.

ab. Permits

A shade house used for Bona-Fide Agriculture purposes less than 12 feet in height shall not be required to obtain a building permit.

Table 4.B.1.A - Minimum Setbacks 12 feet or Less In Height

Table with 2 columns: Setback Type (Front and Street, Side and Rear) and Setback Distance (15 feet, 7.5 feet)

Table 4.B.1.A - Minimum Setbacks Over 12 feet in Height

Table with 2 columns: Setback Type (Front and Street, Side and Rear) and Setback Distance (25 feet, 15 feet)

bc. Commercial Greenhouse

Commercial greenhouses having roofs and walls made of rolled plastic or other similar materials, used for the indoor cultivation of plants, including hydroponic farming using water containing dissolved inorganic nutrients, may be permitted in the AGR districts, subject to the following: [Ord. 2006-004]

1) DRO Approval

Commercial greenhouses that exceed the FAR limitations of FLU Element Table III.C.2 of the Plan, or with five or more acres of building coverage must be approved by the DRO. [Ord. 2006-004]

2) Property Development Regulations

Setbacks for greenhouses in excess of 25 feet in height must be in accordance with Table 3.D.1.A, Property Development Regulations. Setbacks for greenhouses less than 25 feet in height may be reduced by 50 percent. FAR and Building Coverage may be increased up to a maximum of .75 to accommodate commercial greenhouses. [Ord. 2006-004]

3) Landscaping and Buffering

Commercial greenhouses are exempt from the interior and foundation planting requirements of Table 7.C.3, Minimum Tier Requirements. A Type III incompatibility buffer shall be required along property lines where greenhouses are adjacent to or visible from a public R-O-W or parcels with a civic, conservation, commercial, recreational or residential FLU designation or use. Buffers shall be a minimum of 25 feet in width for greenhouses up to 25 feet in height, and 50 feet for greenhouses greater than 25 feet in height. [Ord. 2006-004]

a) Exceptions

(1) Visual Screening

Landscape buffer and planting requirements may be waived in areas where it can be demonstrated that greenhouse structures are not visible from the subject property lines or use areas. [Ord. 2006-004]

(2) Alternative Planting

Planting requirements may be satisfied by the use of existing native vegetation or the placement of other related plant material, provided that the growing area is at least 25 feet wide and meets the buffering requirements for a Type III incompatibility buffer. [Ord. 2006-004]

4) Parking and Loading

All parking and loading shall occur in the designated areas indicated on the site plan. [Ord. 2006-004]

a) Parking

If vans, buses, or commercial loading vehicles are used for employee transportation, required parking shall be configured to accommodate these vehicles. [Ord. 2006-004]

b) Loading

Loading zones shall not be oriented towards residential uses, and shall be setback from property lines a minimum of 250 feet, unless approved as a Type I Waiver. [Ord. 2006-004] [Ord. 2012-027]

Notes:

Underlined indicates new text.

Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [Relocated to: ].

Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D6

AGRICULTURAL USES  
SUMMARY OF AMENDMENTS  
(Updated 11/1/16)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64

- 5) **Storage**  
Only equipment directly related to the facility may be stored on site. All stored equipment must be screened from view from adjacent properties and streets. [Ord. 2006-004]
- 6) **Interior Lighting**  
Greenhouses shall not be illuminated between 9 p.m. and 6 a.m. if light is visible from outside of the structure from any adjacent R-O-W, or properties with a residential FLU designation or use. [Ord. 2006-004]
- 7) **Accessory Office**  
An office is permitted as an accessory use, subject to the following and all other applicable requirements: [Ord. 2006-004]
  - a) Less than five acres of commercial greenhouse: 1,000 square feet. [Ord. 2006-004]
  - b) Greater than five acres of commercial greenhouse: 2,000 square feet. [Ord. 2006-004]
  - c) Bathroom facilities shall not be included in the calculation of office square footage. [Ord. 2006-004]
- 8) **Signage**  
Signage for commercial greenhouses shall be limited to one freestanding sign located at the projects primary entrance. [Ord. 2006-004]

- 42518. Stable, Commercial**
  - a. Definition**  
An establishment for boarding, breeding, training or raising of horses not necessarily owned by the owners or operators of the establishment; rental of horses for riding or other equestrian activities, excluding uses classified as an equestrian arena. ~~A commercial stable may be operated in conjunction with a residence and shall comply with the PBACD.~~ [Partially relocated to Collocated Use g., below]
  - b. Lot Size**  
~~A minimum of five acres.~~ [Relocated to Lot Size e., below]
  - ab. Use Limitations**  
A commercial stable shall be limited to raising, breeding, training, boarding, and grooming of horses, or rental (livery) of horses for riding and instruction.
  - c. Frontage**  
~~The minimum required frontage on a public street to be used from the primary point of access shall be 100 feet, or the minimum standard of the Tier in which the stable is located, whichever is greater.~~ [Relocated to Frontage d., below]
  - c. Overlay - LOSTO**  
~~A commercial stable with 20 or fewer stalls shall be allowed as a Special Permit.~~ [Relocated from LOSTO e., below]
  - d. Setbacks**  
~~A minimum of 25 feet from any property line, or the minimum setback of the district, whichever is greater.~~ [Relocated to Setbacks f., below]
  - d. Frontage**  
~~The minimum required frontage on a public street to be used from the primary point of access shall be 100 feet, or the minimum standard of the Tier in which the stable is located, whichever is greater.~~ [Relocated from Frontage c., above]
  - e. LOSTO**  
~~A commercial stable with 20 or fewer stalls shall be allowed as a Special Permit.~~ [Relocated to Overlay - LOSTO c., above]
  - e. Lot Size**  
A minimum of five acres. [Relocated from Lot Size b., above]
  - f. Setbacks**  
A minimum of 25 feet from any property line, or the minimum setback of the district, whichever is greater. [Relocated from Setbacks d., above]
  - g. Collocated Uses**  
~~A commercial stable may be operated in conjunction with a residence and shall comply with the PBCACC.~~ [Partially relocated from Definition a., above]

- 42619. Stable, Private**
  - a. Definition**  
The breeding, boarding, training, or raising care of horses owned by the occupants or owners of the premises. A private stable shall comply with the ~~PBACD~~ PBCACC.
  - a. Boarding**  
~~On sites of at least two acres, boarding for up to four horses not owned by the owner or occupant of the premises shall be permitted.~~ [Relocated to Board c., below]

---

**Notes:**  
Underlined indicates **new** text.  
~~Stricken~~ indicates text to be deleted. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [Relocated to: ].  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].  
 .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D6

AGRICULTURAL USES  
SUMMARY OF AMENDMENTS  
(Updated 11/1/16)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

b. Setbacks

1) Accessory Structure

A private stable with twelve stalls or fewer located on a parcel with a single family residence shall be considered an accessory structure and shall meet the setback requirements for an accessory structure, or 25 feet, whichever is greater.

2) Principal Structure

A private stable with more than twelve stalls located on a parcel with a single family residence, or a vacant parcel, shall be considered a principal structure and shall meet the applicable setback requirements for a principal structure.

c. Boarding

*On sites of at least two acres, boarding for up to four horses not owned by the owner or occupant of the premises shall be permitted. [Relocated from Boarding a., above]*

~~42720.~~ Sugar Mill or Refinery

a. Definition

An establishment for the extraction and refining of sugar from agricultural products.

ab. Setback

Shall be setback 300 feet from off-site residentially occupied or zoned property. In the AR district, a sugar mill or refinery shall be permitted on land in a RR FLU designation as a Class A conditional use.

b. Barbed Wire

~~Barbed wire may be installed pursuant to Art. 5.B.1.A.2.e, Dangerous Materials, except when located adjacent to a parcel having a residential FLU designation or use. Barbed wire shall not be visible from any public street. [Ord. 2011-001] [Relocated to Art. 5.B, Accessory and Temporary Uses]~~

U:\Zoning\CODEREV\2016\BCC Hearings\URP\1 - RPA\Exh. D6 - Agricultural Uses.docx

Notes:

Underlined indicates new text.

~~Stricken~~ indicates text to be deleted. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [Relocated to: ].

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D7

UTILITY USES  
SUMMARY OF AMENDMENTS  
(Updated 12/07/16)

1 Part 1. New ULDC Art. 4.B.7, Utility Uses, is hereby established as follows:  
2

<b>Reason for amendments:</b> [Zoning]
1. Formerly Utilities and Excavation uses, this classification was split to address Utility uses separately from Excavation Uses and Commercial Communication Towers. For consistency with the Comprehensive Plan that calls out separately Excavation Uses and Communication Towers complexity requires a separate use matrix for ease of use. Standards for these use classifications are already done in the ULDC.
2. Include footnote in the Use Matrix to ensure the Code user reviews the Supplementary Use Standards applicable to every individual use when determining the applicable approval process. Since the Use Matrix is intended to show the most restrictive approval process and some uses may be shown prohibited or with a specific approval process, the Supplementary Use Standards may contain additional provisions that allow the use to be subject to a lower level of approval when specific provisions are met.

3 **CHAPTER B USE CLASSIFICATION**

4 **Section 7 Utility Uses**

5 **A. Utility Use Matrix**  
6  
7

8 (This space intentionally left blank)  
9

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D7

UTILITY USES  
SUMMARY OF AMENDMENTS  
(Updated 12/07/16)

1  
2

TABLE 4.B.7.A UTILITY USE MATRIX

STANDARD DISTRICTS														Use Type	Supplementary Use Standards (1)	PLANNED DEVELOPMENT DISTRICTS (PDDs)										TRADITIONAL DEV. DISTRICTS (TDDs)																			
AG/CON		RESIDENTIAL				COMMERCIAL						IND				INST		PUD		MUPD				MXPD		PIPD		M R LCC		TND		TMD													
P	A	AR		R	R	R	R	C	C	C	C	C	C			C	URAO		IRO		I	I	P	I	R	C	R	C	C	M	H	R	LCC	TND		TMD									
		U	S														U	S	U	S														U	S	U	S	U	S	U	S	U	S	U	S
														<b>UTILITY</b>																															
														Air Curtain Incinerator (STANDARDS RELOCATED TO ARTICLE 5.B.)																															
																Communication cell sites on wheels (COW) (RELOCATED TO TEMPORARY USES)																													
																		Communication Panels, or Antennas, Commercial (STANDARDS RELOCATED TO ARTICLE 5.B.)																											
																				Commercial Communication Tower, Commercial- See Art. 4.B.8.																									
																						Excavation (Agricultural, Type 1, 2, and 3) (RELOCATED TO EXCAVATION USES)																							
																								Recycling Center (RELOCATED TO INDUSTRIAL USES)																					
																										Chipping and Mulching	1																		
																												Composting Facility	2																
																														Electric Distribution Substation	3														
																																Electric Power Plant Facility	4												
														Electric Transmission Substation Facility	5																														

[Ord. 2005-002] [Ord. 2006-004] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2011-016] [Ord. 2013-001] [Ord. 2014-025]

Use approval process key:

P Permitted by Right	D Subject to DRO Approval	A Subject to BCC Approval (Class A Conditional Use)
S Subject to Special Permit Approval	B Subject to Zoning Commission Approval (Class B Conditional Use)	= Prohibited use, unless stated otherwise within Supplementary Use Standards

(1) Supplementary Use Standards for each use must be reviewed regardless the approval process set forth in the Use Matrix. Refer to the numbers in the Supplementary Use Standard column.

3  
4

**Notes:**  
Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
 .... A series of four bolded ellipses indicates language omitted to save space.



EXHIBIT D7

UTILITY USES  
SUMMARY OF AMENDMENTS  
(Updated 12/07/16)

**B. General Utility Standards**

Space reserved for future use.

**C. Definitions and Supplementary Use Standards for Specific Uses**

**Reason for amendments:** [Zoning]  
1. Relocate use from Article 4, Use Regulations and relocate standards under Article 5.B.1.A.22, Air Stripper, as the Department of Environmental Protection (DEP) and the Palm Beach County (PBC) Health Department regulate air strippers.

***Air Stripper***

~~A temporary remedial system which treats contaminated groundwater.~~ **[Partially relocated to new Art. 5.B.1.A.22 under Accessory Uses and Structures]**

**a. *Duration***

~~The length of time a remedial system may remain on a site shall be determined by ERM.~~ **[Relocated to new Art. 5.B.1.A.22 under Accessory Uses and Structures]**

**b. *Setback***

~~If the applicant is unable to meet the property development regulations, in lieu of a variance, the Zoning Division shall be authorized to determine the location of the incinerator and set necessary conditions for landscaping and screening.~~ **[Relocated to new Art. 5.B.1.A.22 under Accessory Uses and Structures]**

**Reason for amendments in the Matrix:** [Zoning] This use is being relocated to Art. 5.B, Accessory Uses, as it is typically accessory to remediation of contamination caused by other uses, such as fuel storage, gas stations and dry cleaners.

**1. Chipping and Mulching**

**HISTORY:** The Chipping and Mulching use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC Ord. 1992-020. The definition was amended by Ord.1997-064, 1999-037 and 2003-067. The Supplementary Use Standards were amended by Ord.1997-064, 1999-037, 2003-067, 2003-068, and 2005-002.

**Reason for amendments:** [Zoning]  
1. Revise definition to clarify that Chipping and Mulching is limited to tree limbs, yard trash or brush. Delete reference to wood construction debris as it will be addressed under the Recycling Plant use. Addition of yard trash to definition for consistency with Florida Statute (F.S.) 403.703.

**a. Definition**

An establishment using equipment designed to cut tree limbs, yard trash, or brush ~~or wood construction debris~~ into small pieces for use as mulch.

2. Add a new use standard to clarify a Chipping and Mulching use is Permitted by Right in the Agricultural Production (AP) Zoning District when accessory to a Bona Fide Agricultural Use.

3. Access standards:  
• Clarify proposed language that requires Chipping and Mulching access from local commercial street not serving residential is applicable to residential "lots". The change is made for consistency with the definition of Local Commercial Street as contained in Article 1.1, Definitions and Acronyms.  
• Clarify that gate setback from the road is determined by the County Engineer.

4. Clarify that Chipping and Mulching can operate in a Recycling Plant as collocated use subject to the standards contained in the use and DRO approval since the principal use, Recycling Plant, is Class A Conditional Use where allowed. This less restrictive approval process recognizes that Chipping and Mulching is commonly included in Recycling Plants.

5. Standard related to Potting Soil manufacturing accessory to Chipping and Mulching to be relocated to the Potting and Soil Manufacturing for consistency with construction of the Code that identifies when a principal use may be utilized as accessory use to another principal use.

**b. Approval Process**

1) ~~A Chipping and Mulching Use accessory to a Bona Fide Agricultural use in the AP Zoning District may be Permitted by Right.~~

2) ~~Chipping and Mulching may be allowed in the AR Zoning District of the RSA with a SA FLU designation, subject to Class A Conditional Use approval. [Ord. 2005 – 002]~~ **[Relocated from AR/RSA, below]**

**c. Access**

~~Access shall be limited to Arterial, Collector, or Local Commercial Streets which do not serve residential lots. Entrances shall be gated and set back from the road as required by~~

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D7

UTILITY USES  
SUMMARY OF AMENDMENTS  
(Updated 12/07/16)

- 1            ~~the County Engineer to prevent access during non-operating hours from unauthorized~~
- 2            ~~persons. [Partially relocated from Access standard below]~~
- 3            **ad. Lot Size**
- 4            A minimum of five acres.
- 5            **e. ~~Setbacks Separation Distance~~**
- 6            ~~The use shall be located a A-minimum of 500 feet from any property line abutting a parcel~~
- 7            ~~of land with a residential FLU designation-district-and-or uses.~~
- 8            **f. ~~Collocated Uses to Recycling Plant~~**
- 9            ~~Chipping and Mulching may be approved by the DRO subject to the Supplementary Use~~
- 10           ~~Standards for Chipping and Mulching.~~
- 11           **~~c. Accessory Uses~~**
- 12           ~~Potting soil manufacturing may be allowed as an accessory use to chipping and~~
- 13           ~~mulching. [Relocated to **Art. 4.B.6.C.15, Potting Soil Manufacturing**]~~
- 14           **d. ~~Access~~**
- 15           ~~An access road for collection vehicles shall be provided to the entrance of the facility.~~
- 16           ~~Access from a local residential street shall be prohibited. Access from a local commercial~~
- 17           ~~street shall be prohibited where the street also serves residential uses. Access shall be~~
- 18           ~~restricted to specific entrances with gates that can be locked and that carry official notice~~
- 19           ~~that only authorized persons are allowed on the site. **[Ord. 2005—002]** [Partially~~
- 20           ~~relocated to Access standard above]~~
- 21

6. Revise the following Outdoor Storage provisions to assist county agencies in enforcement and regulation:

- Delete references to unprocessed under outdoor storage, as Solid Waste Authority (SWA) and the Health Department do not differentiate between the two. The 45 day limitation will apply to all outdoor storage material.
- Include provision that may require the pile height to be less than 15 feet as F.A.C 62-709.350, Specific Criteria for Registration of Facilities Composting Vegetative Wastes, Animal Byproducts or Manure or Blending Manure, indicates the maximum height of piles is 12 feet for facilities that store vegetative material.
- Add bollard requirements to delineate location of storage piles, maximum height and ground elevation.
- Delete AP Zoning District exceptions (including height and 45 day limitation) ensuring all zoning districts are regulated consistently.

- 22           **eg. ~~Outdoor Storage~~**
- 23           ~~1) Outdoor storage shall be set back a minimum of 25 feet from any property line or 50~~
- 24           ~~feet from any property line abutting a parcel with a residential FLU designation or~~
- 25           ~~use.~~
- 26           ~~2) Bollards or other acceptable barricade to the Zoning Division shall be provided to~~
- 27           ~~delineate pile locations.~~
- 28           ~~3) The pile height of storage materials shall be limited to 15 feet or less if required by~~
- 29           ~~the F.A.C 62-709, as amended. Bollards shall be maintained to indicate maximum~~
- 30           ~~permitted height, and tied to a finished grade benchmark delineated on site.~~
- 31           ~~4) Except in the AP district, outdoor storage of unprocessed material shall be limited~~
- 32           ~~to 45 days and the pile height of storage material shall be limited to 15 feet Outdoor~~
- 33           ~~storage shall be set back a minimum of 25 feet from any property line or 50 feet from~~
- 34           ~~any property line abutting a residential district or use. Storage areas shall be~~
- 35           ~~screened from view, pursuant to Article 5.B, ACCESSORY AND TEMPORARY~~
- 36           ~~USES. [ Relocated above in Art. 4.B.7.C.1.g.1 and 3, above]~~
- 37           **fh. Hours of Operation**
- 38           The hours of operation shall be limited to 9:00 a.m. to 5:00 p.m. Monday through Friday if
- 39           within 1,000 feet of a residential zoning district.
- 40
- 41

- 7. Rename Supplemental Application Requirements to Operation Functions and revise standards related to site plan and justification statement to clarify requirements for submittal. The standard would be in addition to ULDC Article 2.A.1.G.3, Plan Requirements, and the Palm Beach County Zoning Technical Manual.
- 8. Establish SWA permit standard to clarify zoning approval is required prior to SWA permit review for this use.
- 9. Establish new separation distance requirement. The measurement of distance will be consistent with Article 1.C, Rules of Construction and Measurement. The revision will also address potential adverse impacts to residential districts and will be consistent with similar uses.

- 42           **gi. ~~Supplemental Application Requirements Operation Functions~~**
- 43           ~~The Zoning application shall include but not limited to a Justification and supporting~~
- 44           ~~documentation demonstrating acceptable industry design, configuration and operational~~
- 45

Notes:

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
 .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D7

UTILITY USES  
SUMMARY OF AMENDMENTS  
(Updated 12/07/16)

standards, based on the type of materials processed and stored, including but not limited to the following:

1) Site Plan

The Site Plan shall illustrate A site plan illustrating how the operation functions including circulation routes; and their locations, square footage, height and location of buildings, and, the location and size of loading and processing areas, and storage piles.

2) Waste Volume

An explanation of the quantity of waste to be received, expressed in cubic yards per day or tons per day.

3) Dust Control

A plan to address how dust control generated from in traffic, storage and processing areas will be managed pursuant to Art. 5.E.4.D.3, Dust and Particulate. Dust control measures may include: additional setbacks, full or partial enclosure of chipper or grinder and watering or enclosing mulch piles.

4) SWA Permit

Prior to operation of the facility, the owner or operator shall obtain a SWA Permit.

h. AR/RSA

May be permitted in the AR/RSA District with a SA FLU, subject to a Class A conditional use approval. [Ord. 2005-002] [Relocated to Approval Process standard above]

Reason for amendments in the Matrix:

10. [Zoning] Change the approval process from Permitted by Right to Class B Conditional Use in MUPD with an IND FLU and IND/L Pod of a PIPD, and from Permitted by Right to DRO in a General Industrial (IND/G) Pod of a PIPD. The changes provide consistency with the approval process in the Standard Industrial Light (IL) and General Industrial (IG) Zoning Districts.

2. Composting Facility

HISTORY: The Composting Facility use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC, Ord.1992-020. The definition was amended by Ord. 2003-067. The Supplementary Uses Standards were amended by Ord. 1997-064, 1999-037 and 2003-067.

Reason for amendments: [Zoning]

1. Revise definition to clarify that a Composting Facility can compost clean wood in accordance with F.S. 62.709 (5). Pursuant to F.S. 62.709, clean wood is defined as "wood, including lumber, tree, and shrub trunks, branches, and limbs, which is free of paint, glue, filler, pentachlorophenol, creosote, tar, asphalt, other wood preservatives or treatments". Delete reference to food as the use is not intended to address outdoor or commercial food waste composting and will not be permitted by SWA.

a. Definition

A facility designed and used for transforming food, yard waste, clean wood and other organic material into soil or fertilizer through biological decomposition. This use does not include backyard composting bins serving individual families. [Partially relocated to Backyard Composting standard below]

2. Introduce standard to clarify Composting Facility use will be Permitted by Right in the AP Zoning District when accessory to a Bona Fide Agricultural use.

3. Access standards:

- Clarify proposed language that requires a Composting Facility access from Local Commercial Street not serving residential is applicable to residential "lots". The change is made for consistency with the definition of Local Commercial Street as contained in Article 1.1, Definitions and Acronyms.
- Clarify that gate setback from the road is determined by the County Engineer.

4. Revise the following Outdoor Storage provisions to assist county agencies in enforcement and regulation:

- Delete references to unprocessed under outdoor storage, as SWA and the Health Department do not differentiate between the two.
- Add bollard requirements to delineate location of storage piles, maximum height and ground elevation. Include provision that may require the pile height to be less than 15 feet pursuant to FAC 62-709.350, Specific Criteria for Registration of Facilities Composting Vegetative Wastes, Animal Byproducts or Manure or Blending Manure, may require the maximum height to be 12 feet.
- Delete AP exceptions (including height and 45 day limitation) ensuring all zoning districts are regulated consistently.

5. Revise the site plan requirements as follows: Delete square footage, height and location of buildings as they are commonly associated with site plan elements and reviewed through the DRO or Building

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].

Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated.

Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D7

UTILITY USES  
SUMMARY OF AMENDMENTS  
(Updated 12/07/16)

Permit Process.
6. Rename Supplemental Application Requirements to Operation Functions and revise standards related to site plan and justification statement to clarify requirements for submittal in addition to Article 2.A.1.G.3 and the Palm Beach County Zoning Technical Manual.

**Approval Process**

- 1) A Composting Facility accessory to a Bona Fide Agricultural use in the AP Zoning District may be Permitted by Right.
- 2) A Composting Facility may be allowed in the AR Zoning District in the RSA with a SA FLU designation, subject to Class A Conditional Use approval. [Ord. 2005 – 002] [Relocated from AR/RSA, below]

**c. Access**

Access shall be limited to Arterial, Collector, or Local Commercial Streets which do not serve residential lots. Entrances shall be gated and setback from the road as required by the County Engineer to prevent access during non-operating hours from unauthorized persons.

**da. Lot Size**

A minimum of five acres.

**be. Setbacks Separation Distance**

The use shall be located a A-minimum of 500 feet from any property line abutting a parcel of land with a residential FLU designation-district and-or uses.

**c. Access**

~~An access road for collection vehicles shall be provided to the entrance of the facility. Access from a local street shall be prohibited. Access shall be restricted to specific entrances with gates that can be locked and that carry official notice that only authorized persons are allowed on the site.~~

**df. Outdoor Storage**

- 1) Outdoor storage shall be set back a minimum of 25 feet from any property line or 50 feet from any property line abutting a parcel with a residential FLU designation, zoning district or use.
- 2) ~~Except in the AP district, o~~Outdoor storage of ~~unprocessed~~ material shall be limited to 45 days ~~and the pile height of storage material shall be limited to 15 feet.~~ Outdoor storage shall be set back a minimum of 25 feet from any property line or 50 feet from any property line abutting a residential district or use. Storage areas shall be screened from view, pursuant to Article 5.B, ACCESSORY AND TEMPORARY USES.
- 3) The pile height of storage materials shall be limited to 15 feet or less if required by the F.A.C 62-709, as amended.
- 4) The height of materials shall be tied to a finished grade benchmark delineated on site.
- 5) Bollards or other acceptable barricade to the Zoning Division shall be provided to delineate pile locations.

**eg. Hours of Operation**

The hours of operation shall be limited to 9:00 a.m. to 5:00 p.m. Monday through Friday if within 1,000 feet of a residential ~~zoning district~~ FLU designation or use.

**gh. Supplemental Application Requirements Operation Functions**

The Zoning or Building application, whichever is submitted first, shall include a Justification Statement and supporting documentation demonstrating acceptable industry design, configuration and operational standards, based on the type of materials processed and stored, including but not limited to the following:

**1) Site Plan**

The Site Plan shall illustrate A site plan illustrating how the operation functions including circulation routes; ~~and their locations, square footage, height and location of buildings, and, the location and size of loading and processing areas~~ and storage piles.

**2) Waste Volume**

An explanation of the quantity of waste to be received, expressed in cubic yards per day or tons per day.

**3) Dust Control**

A plan to address how dust control generated from ~~in~~ traffic, storage and processing areas will be managed pursuant to Art. 5.E.4.D.3, Dust and Particulate. ~~Dust control measures may include: additional setbacks, full or partial enclosure of chipper or grinder and watering or enclosing mulch piles.~~

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D7

UTILITY USES  
SUMMARY OF AMENDMENTS  
(Updated 12/07/16)

7.	Establish SWA permit standard to clarify Zoning approval is required prior to SWA permit review for this use.
8.	Establish new separation distance requirement. The revision will also address potential adverse impacts to residential zoning districts and will be consistent with similar uses.
9.	All measurements of distance shall be consistent with Article 1.C, Rules of Construction and Measurement.

**4) SWA Permit**

*Prior to operation of the facility, the owner or operator shall obtain a SWA Permit.*

**h. ARIRSA**

*May be permitted in the ARIRSA District with a SA-FLU, subject to Class B conditional use approval. [Ord. 2005-002] [Relocated to Approval Process standard above]*

**i. Backyard Composting**

*This use does not include backyard-composting bins serving individual families. [Relocated from Composting Facility Definition above]*

**Reason for amendments in the Matrix:**

10. [Zoning] No change to the approval process is being proposed.

**3. Electric Distribution Substation**

**HISTORY** The Electric Distribution Substation use definition and Supplementary Uses Standards were first referenced as part of the 1992 ULDC, Ord.1992-020. The definition was amended by Ord. 2003-067 (code rewrite), 2006-004, and 2007-013.

**Reason for amendments:** [Zoning]

1. Relocate standards for Electric Distribution Substations and establish as a separate and distinct use from Minor Utility, to avoid confusion related to F.S. 163.3208, which specifically regulates substations less than 69 kilovolts in size and is not applicable to other Minor Utility uses.
2. Correct kilowatts to kilovolts to be consistent with industry and statutory terminology regarding maximum capacity of distribution lines converted by an Electric Distribution Substation.
3. Clarify landscape material shall not exceed mature height of 14' at any time when located under overhead lines pursuant to F.S. 163.3208
4. Clarify landscape buffering in non-residential areas for consistency with landscape provisions implemented by the local government for consistency with F.S. 163.3208 which relates to Substation approval process to maintain, encourage and ensure adequate and reliable electric infrastructure in the state.
5. Clarify landscape buffering in residential areas. Further define standard for native landscaping as referenced in F.S. 163.3208 by providing reference to design principles in Art. 7.B.3.B.1, Design Principles and the PBC's Preferred Species List.
6. Clarify setback requirements are applicable from the property line.
7. Clarify an Electric Distribution Substation shall not be collocated with Neighborhood Recreation Facilities for safety reasons.

**a. Definition**

*Defined in accordance with F.S. 163.3208, as an electric substation which takes electricity from the transmission grid and converts it to a lower voltage so it can be distributed to customers in the local area on the local distribution grid through one or more distribution lines less than 69 kilovolts in size. [Ord. 2007-013] [Partially relocated from Electric Distribution Substation standard under Minor Utilities]*

**b. Landscaping**

**1) Landscape Buffering – General**

*Pursuant to F.S. 163.3208, as may be amended from time to time, required perimeter buffers or landscape material located under overhead lines to the substation equipment shall not exceed a mature height of 14 feet. [Ord. 2007-013] [Relocated from Electric Distribution Substation standard under Minor Utilities]*

**2) Landscape Buffering in Non-Residential Areas**

*When located in or adjacent to parcel of land with a non-residential FLU designation or use, the Electric Distribution Substation shall comply with the landscape buffer criteria in Art. 7, Landscaping.*

**3) Landscape Buffering in Residential Areas**

*Pursuant to F.S. 163.3208 as may be amended from time to time, where located in or adjacent to a parcel of land with residential FLU designation or use, landscape buffering shall be upgraded as follows: [Ord. 2007-013] [Relocated from Electric Distribution Substation standard under Minor Utilities]*

*a) An eight-foot high wall or fence and native vegetation shall be installed around the substation where equipment or structures are setback less than 50 feet from*

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.



EXHIBIT D7

UTILITY USES  
SUMMARY OF AMENDMENTS  
(Updated 12/07/16)

- 1) Ash disposal facilities shall not exceed 220 feet in height measured from the existing grade at the base of the facility. **[Ord. 2007-001]**
- 2) Ash disposal facilities shall be used only for the disposal of ash produced onsite by the biomass ~~e~~Electric ~~p~~Power ~~facility~~ Plant. **[Ord. 2007-001]**
- 3) Ash disposal facilities shall not be constructed until the plans for its construction and operation have been reviewed and approved by all applicable governmental agencies. **[Ord. 2007-001]**
- 4) Ash disposal facilities shall be constructed as a Class I landfill in compliance with the applicable standards adopted by the Florida Department of Environmental Protection and set forth in Section 403.707, Florida Statutes and Chapter 62-701, F.A.C., for Class I landfills. **[Ord. 2007-001]**

**bd. Screening and Perimeter Buffers**

*A Type 3 incompatibility buffer shall be required when the subject site is adjacent to or visible from any street or parcels with a conservation (when open to the public), commercial or residential FLU designation or use. Palms may not be substituted for required canopy trees. [Ord. 2006-004] [Partially relocated from Screening and Perimeter Buffers standard above]*

**de. Collocated Use - Electric Transmission Substation Facility**

An ~~E~~lectric ~~T~~ransmission ~~facility~~ Substation collocated with a new request or DOA for an ~~E~~lectric ~~generation facility~~ Power Plant may be reviewed and approved as one application. ~~The transmission facility and~~ shall comply with the requirements of Art. 4.B.1.A.44-2 4.B.7.C.5, Electric Transmission Substation Facility. **[Ord. 2006-004]**

~~e. Barbed Wire~~

~~Barbed wire may be installed pursuant to Art. 5.B.1.A.2.c, Dangerous Materials. [Ord. 2011-001] [Consolidated with Art. 5.B.1.A.2.e.1, Dangerous Materials]~~

**Reason for amendments in the Matrix:**

- |  |
|--|
| 7. [Zoning] Change the approval process from Permitted by Right (P) to Class A Conditional Use (A) in the Public Ownership (PO) Zoning District. The change provides an opportunity for the public to discuss any potential impacts from an Electric Power Plant before the Board of County Commissioners. |
|--|

**5. Electric Transmission Substation Facility**

**HISTORY:** The Electric Transmission use definition and Supplementary Use Standards were first referenced as part of Ord. 2006-004. The Supplementary Use Standards were amended by Ord. 2011-001.

**Reason for amendments:** [Zoning]

- |   |
|---|
| 1. Update use name for consistency with terminology used by industry to indicate a facility that transfers energy from Electric Power Plants to Electric Distribution Substations.  |
| 2. Revise Definition to delete reference to Electric Distribution Substation, which is being established as a separate use, and the Maximum Gross Floor Area (GFA) as the square footage limitation was added in error and does not apply to Electric Distribution Substations. Clarify the use is limited to the transfer of bulk electricity. |
| 3. Revise setback provision to include distribution line and electric power poles are excluded from meeting the Property Development Regulations (PDRs) pursuant to F.S. 553.73.  |
| 4. Relocate standard related to barbed wire as all regulations have been consolidated under dangerous materials in Article 5, Supplementary Use Standards. Article 5 will be amended to include this use as one that allows barbed wire.  |
| 5. Delete reference to Alternative Landscape Plan (ALP) provisions as Table 7.B.3.A states what standards can be modified through the use of an ALP, which includes Art 7.F.9, Incompatibility Buffer.  |
| 6. Clarify an Electric Transmission Substation Facility shall not be collocated with Neighborhood Recreation Facilities for safety reasons.   |

**a. Definition**

~~Mechanical equipment-A facility associated with the transfer of bulk electrical energy from Electric Generating Plants to Electric Distribution Substations transmission networks, including transmission voltage facilities or switching substations, and electrical distribution substations that exceed the standards of Art 4.B.1.A.134.a.1), Residential Districts and 2) Non-residential Districts. [Ord. 2006-004]~~

**ab. Setbacks**

Notwithstanding the requirements of Table 3.D.1.A, Property Development Regulations, setbacks for ~~e~~Electric ~~t~~ransmission Substations facilities, excluding transmission and distribution lines and electric poles, shall be as follows: **[Ord. 2006-004]**

~~1) Buildings~~

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D7

UTILITY USES  
SUMMARY OF AMENDMENTS  
(Updated 12/07/16)

- 1) Buildings used for ~~e~~Electric ~~t~~ransmission Substations facilities shall be setback a minimum of 50 feet from all property lines. [Ord. 2006-004]
- ~~2) Mechanical Equipment and Related Structures~~
- 2) Setbacks for mechanical equipment, related structures and fencing shall be a minimum of 75 feet, or a minimum of 150 feet when adjacent to or visible from a street or parcels with a conservation (when open to the public), commercial or residential FLU designation or use. Setbacks may be reduced to 100 feet, if the incompatibility buffer is increased to 50 feet in width and the number of required trees are doubled. Setbacks may also be reduced to 75 feet when adjacent to commercial properties, or when separated from adjacent properties by a R-O-W 100 feet in width or greater, if the applicant can demonstrate that structures will not be visible from residential or public use areas. [Ord. 2006-004]
- ~~3) Maximum Height~~
- 3) One additional foot of setback shall be provided in addition to the minimum setback for each one foot in height, or fraction thereof, over 35 feet. [Ord. 2006-004]
- ~~bc. Screening and Perimeter Buffers Landscaping~~  
A Type ~~iii~~3 incompatibility buffer shall be required when the subject site is adjacent to or visible from any street or parcels with a conservation (when open to the public), commercial or residential FLU designation or use. Palms shall not be substituted for required canopy trees. ~~This buffer may be modified in accordance with Art. 7.B.3, Alternative Landscape Plan (ALP).~~ [Ord. 2006-004]
- ~~c. Barbed Wire~~  
~~Barbed wire may be installed pursuant to Art. 5.B.1.A.2.c, Dangerous Materials.~~ [Ord. 2011-001] [Consolidated with Art. 5.B.1.A.2.e.1, Dangerous Materials]
- 3) Standard Residential Zoning Districts  
An Electric Transmission Substation shall not be collocated with Neighborhood Recreation Facilities.

<b>Reason for amendments in the Matrix:</b>
7. [Zoning] No change to the approval process is being proposed.

**6. Sanitary Landfill or Incinerator**

<b>HISTORY:</b> The Sanitary Landfill or Incinerator use definition and Supplementary Use Standards were first referenced as part of Ord. 1973-002. The use was amended by Ord. 1977-008 and 1989-005. The definition and Supplementary Use Standards were amended by Ord. 1992-020 and 2003-067.
<b>Reasons for amendments:</b> [Zoning]
1. Revise definition to be consistent with the definition of Landfill found in F.S. 403.703. Landfills are no longer referred to as "sanitary" landfills. The revision of the definition also includes the addition of "incineration". Incineration is another process of treating solid waste.
2. Delete the Public Ownership (PO) Zoning District standard as the Use Matrix already identifies the use approval process.
3. Delete the "Accessory Incinerator" standard to Hospital or Medical Center use. Hospital or Medical Center already addresses Incinerator associated to a medical facility.
4. Establish SWA Permit standard to clarify Zoning approval is required prior to SWA permit review for this use.

- ~~a. Definition~~  
~~A facility employing an engineered method of disposing of solid waste in a manner which minimizes environmental hazards by spreading solid waste in layers, providing a sand clean fill or similar cover. A facility for the disposal or incineration of solid waste for which a permit is required by the Florida Department of Environmental Protection, which receives solid waste for disposal in or upon the land. The term does not include a land-spreading site, injection well or surface impoundment.~~
- ~~a. PO-District~~  
~~A sanitary landfill or incinerator shall only be located in the PO district.~~
- ~~b. Accessory Incinerator~~  
~~An incinerator may be an accessory use to a hospital.~~
- ~~b. SWA Permit~~  
~~Prior to operation of the facility, the owner or operator shall obtain a SWA Permit.~~

<b>Reason for amendments in the Matrix:</b>
5. [Zoning] No change to the approval process is being proposed.

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
 .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D7

UTILITY USES  
SUMMARY OF AMENDMENTS  
(Updated 12/07/16)

1  
2

7. Utility, Minor Utility

<b>HISTORY:</b> The Minor Utility use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC, Ord.1992-020. The definition was amended by Ord. 2003-067, 2006-004 and 2007-013. The Supplementary Use Standards were amended by Ord. 2000-015, 2001-001, 2003-067, 2004-040, 2007-013, 2011-001 and 2012-027.
<b>Reason for amendments:</b> [Zoning]
1. Revise the definition to clarify a Minor Utility is a facility (whether manned or unmanned) and differentiate between mechanical equipment that can be classified as an accessory structure referenced in Article 5, Accessory Uses and Structures.
2. Revise the Floor Area standards and add "structures" for consistency with the definition. Clarify that tanks and unoccupied facilities and structures are not subject to Art. 5.B.1.A.1, General which limits accessory uses and structures to 30 percent of the total square gross footage.
3. Delete the Buffer standard. Screening, buffering and setbacks are addressed in other parts of the Code. Screening is subject to Article 5.B.1.A.19, Mechanical Equipment; buffering is subject to Article 7, Landscaping, and setbacks are subject to Article 3.D.1.A, Property Development Regulations (PDRs).
4. Relocate Electric Distribution Substations from Minor Utility and create new use to avoid confusion related to F.S. 163.3208 which specifically regulates substations less than 69 kilovolts in size.
5. Relocate standard related to barbed wire as all regulations have been consolidated under dangerous materials in Article 5, Supplementary Use Standards. Article 5 will be amended to include this use as one that allows barbed wire.
6. Allow Minor Utilities not to be subject to the hours of operation as the use typically includes gas and water regulators, chlorine injection and potable water booster pump stations, water reclamation treatment, storage and distribution facilities, membrane bioreactor plants, sewage lift stations, or telephone exchange buildings, to mention some, which require functioning and maintenance 24 hours to provide constant service to the public.

3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41

**a. Definition**

~~Mechanical equipment~~ An above-ground facility associated with utility distribution, collection, or transmission networks, required by their nature to be relatively dispersed throughout their service area other than electric generation and transmission facilities. ~~Typical uses include gas and water regulators, electrical distribution substations, chlorine injection and potable water booster pump stations; water reclamation treatment, storage and distribution facilities, membrane bioreactor plants, sewage lift stations, telephone exchange buildings, and communication substations.~~ [Partially relocated to new Typical Uses standard below] [Ord. 2006-004] [Ord. 2007-013]

**b. Typical Uses**

*Gas and water regulators, chlorine injection and potable water booster pump stations; water reclamation treatment, storage and distribution facilities, membrane bioreactor plants, sewage lift stations, telephone exchange buildings, and communication substations.* [Partially relocated from Definition above] [Ord. 2006-004] [Ord. 2007-013]

**a.c. Floor Area**

**1) Residential Zoning Districts** ~~[Ord. 2004-040]~~

A maximum of 3,000 square feet of gross enclosed floor area of buildings. Square footage calculations shall not include tanks and unoccupied ~~accessory~~ facilities and structures. ~~[Ord. 2004-040]~~ [Ord. 2007-013]

**2) Non-residential Zoning Districts**

A maximum of 10,000 square feet of gross enclosed floor area of buildings. Square footage calculations shall not include tanks and unoccupied ~~accessory~~ facilities and structures. [Ord. 2004-040] [Ord. 2007-013]

**3) A minor utility exceeding either standard above may be approved as a Class A Conditional Use** ~~or a Requested Use~~. [Ord. 2004-040]

**b. Buffer**

~~A minor utility shall be located and buffered to ensure compatibility with surrounding land uses. Increased setbacks, screening, and buffering around the utility may be required to ensure compatibility.~~ [Ord. 2004-040]

**c.d. Lift Station**

**1) New Subdivisions**

Facilities located in new subdivisions ~~shall~~ may be allowed subject to DRO approval concurrent with the subdivision approval.

**2) Streets**

Facilities located within streets or utility easements shall not be subject to DRO approval.

**d. Electric Distribution Substations**

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D7

UTILITY USES  
SUMMARY OF AMENDMENTS  
(Updated 12/07/16)

~~For the purposes of this section, shall be defined in accordance with F.S. 163.3208, as an electric substation which takes electricity from the transmission grid and converts it to a lower voltage so it can be distributed to customers in the local area on the local distribution grid through one of more distribution lines less than 69 kilowatts in size. An electrical distribution substation shall comply with the following: [Ord. 2007-013]~~  
**[Partially Relocated to new use Electric Distribution Substation]**

~~1) Exemptions~~

~~Electrical substations are exempt from the floor area limitations. [Ord. 2007-013]~~

~~2) Landscape Buffering in Residential Areas~~

~~Where located in and adjacent to parcels with residential uses or a FLU designation landscape buffering shall be upgraded as follows: [Ord. 2007-013]~~ **[Relocated to new use Electric Distribution Substation]**

~~a) An eight-foot wall or fence shall be installed around the substation where equipment or structures are setback less than 50 feet. Landscaping materials shall be native. [Ord. 2007-013]~~ **[Relocated to new use Electric Distribution Substation]**

~~b) An open green space shall be maintained between required perimeter buffers and security fencing, equipment or structures, by installing native landscaping, including trees and shrub material, around the substation where equipment or structures are setback between 50 and 100 feet. Required green spaces shall be planted with double the amount of interior trees and shrubs required by Table 7.C.3, Minimum Tier Requirements, in addition to normal interior landscaping requirements. [Ord. 2007-013]~~ **[Partially relocated to new use Electric Distribution Substation]**

~~3) Landscape Buffering - General~~

~~Required perimeter buffers or landscape material located under overhead lines to the substation equipment shall not exceed 14 feet of height. [Ord. 2007-013]~~  
**[Relocated to new use Electric Distribution Substation, above]**

**e. States of Emergency**

The PZ&B Executive Director may waive the review timeframes in the event of a declared state of emergency. **[Ord. 2007-013]** **[Ord. 2012-027]**

**f. Barbed Wire**

~~Barbed wire may be installed pursuant to Art. 5.B.1.A.2.c, Dangerous Materials. [Ord. 2014-004]~~ **[Consolidated with Art. 5.B.1.A.2.e.1, Dangerous Materials]**

**f. Hours of Operation**

Minor Utilities are not subject to the hours of operation in Art. 5, Supplementary Standards.

**Reason for amendments in the Matrix:**

7. [Zoning] [Zoning] Change approval process from Permitted by Right to DRO in all Planned Development Districts (PDDs) and Traditional Development Districts (TDDs) except for the Agricultural Reserve (AGR) preserve area of a Planned Unit Development (PUD) and Traditional Marketplace Development (TMD) as well as the Recreation pod of a PUD. This use is necessary to any development and the DRO approval process will ensure update of approved site plan to track location of the use. The change is also consistent with approval process already applied to standard zoning districts.

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D7

UTILITY USES
SUMMARY OF AMENDMENTS
(Updated 12/07/16)

8. Renewable Energy Solar Facility, Solar

Table with 1 column and 6 rows. Row 1: HISTORY: The Renewable Energy Solar Facility use definition and Supplementary Use Standards were first referenced as part of Ord. 2009-040. Row 2: Reason for amendments: [Zoning]. Rows 3-6: List of amendments (1-5) regarding setback requirements, terminology, perimeter buffers, and ALP provisions.

a. Definition

A facility that uses photovoltaic, thermal or other systems with a principal use of producing electric or thermal power from the sun. [Ord. 2009-040]

ba. Minimum Lot Size

Lots shall comply with the minimum lot dimension requirements pursuant to Table 3.D.1.A, Property Development Regulations, or the applicable PDD requirements. [Ord. 2009-040]

cb. Minimum Setbacks Requirements

Accessory electric poles, distribution and transmission lines shall be exempt from the minimum setback requirements indicated below: [Ord. 2009-040]

1) Lots 50 Acres or Greater

Facilities located on lots 50 acres or greater in sizes Setbacks shall be setback a minimum of 25 feet from the side and rear property lines. The facility shall comply with the minimum front and side corner street setbacks of the applicable zoning district. [Ord. 2009-040]

2) Lots Less than 50 Acres

Facilities located on lots less than 50 acres in sizes Setbacks shall be setback a minimum of 15 feet from the side and rear property lines. The facility shall comply with the minimum front and side corner street setbacks of the applicable zoning district. [Ord. 2009-040]

3) Lots Adjacent to Existing Residential Uses

Facilities located on lots adjacent to existing residential uses Setbacks shall be setback a minimum of 35 feet or the district setback, whichever is greater, along the affected property line. [Ord. 2009-040]

4) Additional Setback

One additional foot of setback shall be required in addition to the minimum setback indicated above for each one foot of height, or fraction thereof, over 20 feet. [Ord. 2009-040]

de. Perimeter Buffers and Interior Tree Requirements

1) A six foot high hedge shall be incorporated into the required compatibility or R-O-W buffer required in addition to the requirements pursuant to of Article 7.F, PERIMETER BUFFER LANDSCAPE REQUIREMENTS. Palms may be substituted for 50 percent of the required canopy trees. This buffer may be modified pursuant to Article 7.B.3, ALTERNATIVE LANDSCAPE PLAN (ALP). [Ord. 2009-040]

2) These facilities shall be exempt from interior landscape requirements for the developable area pursuant to Table 7.C.3, Minimum Tier Requirements. [Ord. 2009-040]

d. Substation

Substations associated with the facility shall be subject to the requirements of Article 4.B.1.A.134, Utility Minor. [Ord. 2009-040]

e. Collocation with Existing Electric Power Facilities Plant

Solar facilities located on a site with an existing eElectric pPower facility Plant shall may be approved pursuant to the approval process indicated in the appropriate use matrix, and shall not be subject to a Development Order Amendment pursuant to Article 2.B.2.H, Development Order Amendment. [Ord. 2009-040] [Ord. 2010-022]

Reason for amendments in the Matrix:
6. [Zoning] No change to the approval process is being proposed.

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ]. .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D7

UTILITY USES  
SUMMARY OF AMENDMENTS  
(Updated 12/07/16)

9. Renewable Energy ~~Wind Facility~~, ~~Wind~~

**HISTORY:** The Renewable Energy Wind Facility use definition and Supplementary Use Standards were first referenced as part of Ord. 2010-005 and amended by Ord. 2011-016.

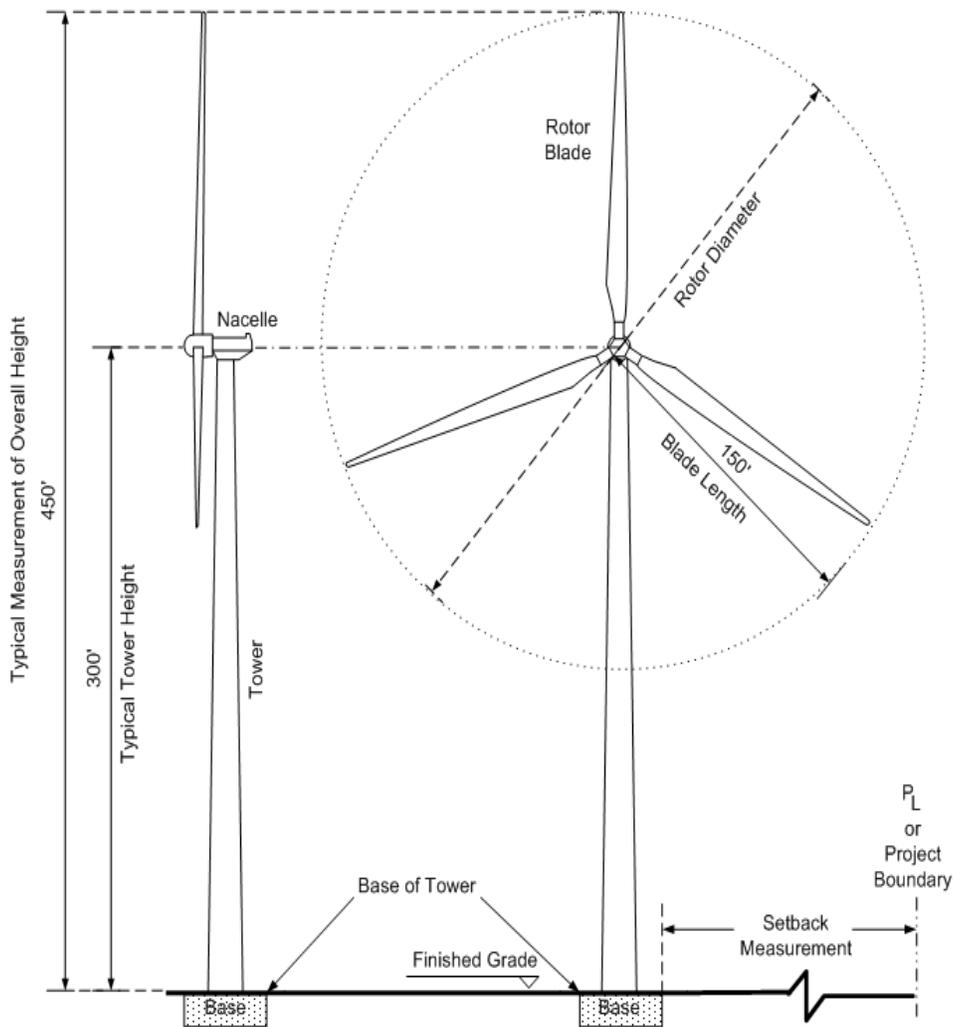
**Reason for amendments:** [Zoning]

1. Delete Environmental Permitting standard pursuant to F.S. 163.3164 that reads as follows: "The County may not require a condition of processing or issuing a development permit, that an applicant obtain a permit or approval from any state or federal agency, unless the agency has issued a final agency action that denies the federal or state permit before the county action on the local development permit".
2. Delete reference to Substation as Article 4, Use Regulations allows for collocated uses and the standard does not need to be repeated under individual use.
3. Delete reference to ALP provisions as Table 7.B.3.A states what standards can be modified through the use of an ALP, which includes Art 7.F.9, Incompatibility Buffer.

a. **Definition**

A facility that uses one or more wind turbines, Meteorological (MET) Towers or other systems with a principal use of producing electric or mechanical power from the wind.  
[Ord. 2010-005] [Ord. 2011-016]

Figure: 4.B.1.A – Typical Renewable ~~Energy~~ Wind Turbine



[Ord. 2010-005] [Ord. 2011-016]

bc. **Environmental Permitting – Letters of Engagement**

The applicant shall provide a letter of engagement from all applicable environmental permitting agencies, including but not limited to: the Florida Fish and Wildlife Conservation Commission, US Fish and Wildlife Service, Florida Department of Environmental Protection, or other applicable regulatory agency. Letters of engagement, or similar documentation, shall indicate that the proposed facility is under review for applicable permitting or siting requirements for endangered, threatened or species of special concern, migratory birds or bats, natural ecosystem or wetlands, or other local wildlife. The documentation shall be submitted to the Zoning Division, with the Zoning

**Notes:**

- Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].
- ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.
- Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].
- .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D7

UTILITY USES  
SUMMARY OF AMENDMENTS  
(Updated 12/07/16)

application. The Letter of Engagement shall include, at a minimum: [Ord. 2010-005] [Ord. 2011-016]

- 1) Identify organization as Federal, State or Local; [Ord. 2011-016]
- 2) Key individuals involved in review; [Ord. 2011-016]
- 3) Role in review process (i.e. studies, review or permitting); and, [Ord. 2011-016]
- 4) Identify any permits or approvals required, critical dates, input in review process and possible conditions of approval, where applicable. [Ord. 2011-016]

~~bc. Environmental Permitting – Final Site Plan Approval~~

~~The applicant shall provide proof of all State and Federal permitting and other applicable final approvals needed for siting and operation prior to Final Site Plan approval. [Ord. 2011-016]~~

~~ed. Minimum Lot Size~~

~~Lots shall comply with the minimum lot dimension requirements pursuant to Table 3.D.1.A, Property Development Regulations, or the applicable PDD requirements. Nonconforming legal lots of record may be included within the boundaries of a Renewable Energy ~~Wind~~ Facility (~~Wind~~) if the overall project boundaries meet the minimum standards for the district. [Ord. 2010-005] [Ord. 2011-016]~~

~~de. Minimum Setback or Separation Requirements~~

~~Accessory electric poles, distribution and transmission lines shall be exempt from the minimum setback requirements indicated below. [Ord. 2010-005]~~

~~1) Measurement of Height~~

~~1) The measurement of height shall be in accordance with Art. 4.C.4.B, Measurement of Height (related to Commercial Communication Towers), except that for Wind Turbines, the height shall be measured to the top of the turbine blade. [Ord. 2011-016]~~

~~2) Minimum Setbacks or Separations~~

~~1) Facilities shall comply with the minimum setback requirements of the applicable Zoning district unless stated otherwise in the following Table. [Ord. 2010-005] [Ord. 2011-016]~~

Table 4.B.17.AC, Minimum Renewable Energy Wind Energy (Wind) Facility Setbacks or Separations

Structures	Minimum Separation (1) (2)			Minimum Setback (1)		
	Occupied Buildings within Project Boundary	Habitable Buildings within Project Boundary	Occupied or Habitable Buildings Outside of Project Boundary	Project Boundary		Public R-O-W
				Non-residential FLU	Residential or Conservation FLU	
Wind Turbines, MET Towers or other similar Wind Energy Systems	1.1 x Height	2.5 x Height	2.5 x Height	1.5 x Height	2.0 x Height	2.5 x Height
Accessory or Collocated Buildings or Structures	Apply district or accessory use PDRs as applicable.					
[Ord. 2011-016]						
Notes:						
1. Setback or separation from Wind Turbines, MET Towers or other similar structures shall be measured from the base as depicted in Figure 1.C.4.E, Typical Example of Measurement of Separation from Structure.						
2. Definitions for Habitable and Occupied shall be in accordance with the Florida Building Code, as may be amended.						

~~32) Type 2 # Variance for Setbacks or Separations~~

~~Requests for Type 2 # Variances from the Setback or Separation requirements listed above shall be permitted in accordance with Art. 2, Development Review Procedures, and the following: [Ord. 2011-016]~~

- a) ~~The minimum proposed setback or separation is not less than 1.1 times the height of the structure; [Ord. 2011-016]~~
- b) ~~The applicant submits a study demonstrating that shadow flicker caused by the proposed Renewable ~~Wind~~ Energy ~~Wind~~ Facility will not affect any occupied or habitable building or outdoor recreation area. Some shadow flicker not to exceed 30 hours annually may be approved as part of the Variance upon demonstration that the frequency range is not adverse to any segments of the public. The study shall be prepared by a licensed Engineer, Surveyor and Mapper, Architect, Landscape Architect, or other similar professional, including scientists specializing in Renewable ~~Wind~~ Energy ~~Wind~~ technology. [Ord. 2011-016]~~

~~4.3) Setback within Multi-Parcel Renewable Energy Wind Facilities in AP~~

~~Except for setbacks from habitable and occupied buildings as set forth in Table 4.B.1.A., Wind Turbines, MET Towers or other similar wind energy systems on parcels with an AP FLU designation and AP Zoning District, setbacks shall be~~

Notes:

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [Relocated to: ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D7

UTILITY USES  
SUMMARY OF AMENDMENTS  
(Updated 12/07/16)

measured from the Project Boundary, not from any lot lines located within the Project Boundary. [Ord. 2011-016]

~~4) The measurement of height shall be in accordance with Art. 4.B.9.B.5, Towers Height (related to Commercial Communication Towers), except that for Wind Turbines, the height shall be measured to the top of the turbine blade. [Ord. 2011-016]~~  
[Relocated from Measurement of Height standard above]

e. Perimeter Buffers and Interior Tree Requirements

- 1) A Type ~~1~~ **†** incompatibility buffer shall be required when the subject site is adjacent to or visible from any street or parcels with a conservation (when open to the public), commercial, public and civic, or residential FLU designation, zoning district or use. In addition, a Type ~~2~~ **‡** incompatibility buffer shall be required around the perimeter of all ground mounted equipment or accessory buildings. Palms may be substituted for 50 percent of the required canopy trees. ~~These buffers may be modified pursuant to Article 7.B.3, Alternative Landscape Plan. [Ord. 2010-005]~~
- 2) Wind Turbines or MET Towers located on parcels with an AP FLU designation and Zoning ~~d~~**D**istrict shall be exempt from the landscaping requirements above. [Ord. 2011-016]
- 3) These facilities shall be exempt from interior landscape requirements for the developable area pursuant to Table 7.C.3, Minimum Tier Requirements. [Ord. 2010-005]

f. Substation

~~Substations associated with the facility shall be subject to the requirements of Article 4.1.A.134, Utility Minor. [Ord. 2010-005]~~

fg. Collocation with Existing Electric Power Facilities Plant

Renewable Energy Wind ~~f~~**F**acilities located on a site with an existing ~~e~~**E**lectric ~~p~~**P**ower facility Plant shall be approved pursuant to the approval process indicated in the appropriate use matrix, and shall not be subject to a legislative development order amendment, pursuant to Article 2.B.2.H, Development Order Amendment. [Ord. 2010-005]

gh. Removal

A Renewable Energy Wind Energy project ("Project"), when deemed "abandoned", shall be removed in accordance with the provisions of this subsection (**gh**). For the purposes of this section, the term Project shall also include individual Wind Turbines or MET Towers located within a larger ~~Wind~~ Renewable Energy Wind Facility. The Project shall be deemed "abandoned" when the Project is completely unable to generate electricity, whether through continued operation or repowering, and where the owner of the Project ("Project Owner") is not engaged in any effort to remedy the condition that gave rise to the complete inability to generate electricity, or if the project fails to generate electricity for a period of three years regardless of the efforts of the Project Owner. If a Project is deemed "abandoned", the Project Owner shall commence removal of the Project. The arrangements regarding removal of the Project are to be set forth in contracts between the applicable landowners and the Project Owner, which such arrangements shall: [Ord. 2011-016]

- 1) Require the removal of the turbine towers and foundations up to a depth of 36 inches below grade; [Ord. 2011-016]
- 2) Establish a time frame up to 24 months, subject to adjustment due to force majeure events, to complete the removal; and [Ord. 2011-016]
- 3) Provide surety, in a form subject to approval of the County Attorney, for removal to the applicable landowner (as primary beneficiary) and to the County (as secondary beneficiary in the event the landowner fails to timely enforce its rights under the surety instrument). The amount of the surety shall be calculated by an independent, Florida certified professional engineer immediately prior to the date it is required to be provided, as set forth in this clause (3), and shall be equal to the cost of removing the Project. The surety amount shall be recalculated every ~~5~~**five** years thereafter. The surety, which shall be in the form of a single instrument, shall be provided to the applicable landowner and the County upon the earlier to occur of: [Ord. 2011-016]
  - (a) The date which is ~~10~~**ten** years prior to the end of the lease term between the applicable landowner and the Project Owner, as such term may be extended from time to time, or [Ord. 2011-016]
  - (b) The 90th day following the date the Project is deemed "abandoned". [Ord. 2011-016]

ih. MET Tower Approval Process Exceptions

Permanent MET Towers shall be considered a permitted accessory structure to a Renewable Energy Wind Facility ~~(Wind)~~. [Ord. 2011-016]

1) DRO Approval

Notes:

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [Relocated to: ].  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D7

UTILITY USES  
SUMMARY OF AMENDMENTS

(Updated 12/07/16)

A temporary MET Tower located on a parcel with an AP FLU ~~D~~esignation and Zoning ~~D~~istrict, to be erected for a period of not more than three years, may be approved by the DRO. [Ord. 2011-016]

2) Permitted by Right

A temporary MET Tower located on a parcel with an AP FLU ~~D~~esignation and Zoning ~~D~~istrict, to be erected for a period of not more than three years, where located ~~one~~ mile or more from a public R-O-W, or parcels ~~of land~~ with a conservation (when open to the public), commercial, public, civic, or residential ~~use~~, ~~FLU designation or use~~, shall ~~may~~ be ~~p~~ermitted by ~~r~~ight. [Ord. 2011-016]

jj. Microwave Path Analysis

At time of submittal for final DRO approval, a professionally prepared microwave path analysis shall be submitted for review and approval by FDO. Prior to final DRO approval, the site plan shall clearly depict any area(s) of the site that is required by that analysis to remain free and clear of encroachments in order to preclude interference with County microwave communication systems. [Ord. 2011-016]

kj. Aircraft Hazard

To ensure the safety of low flying aircraft, any application ~~for a Wind Facility~~ shall demonstrate compliance with 14 CFR Part 77.9 and notification requirements to the Administrator of the FAA. In the event there are no applicable FAA requirements for safety markings of Wind Turbines or MET Towers the following safety marking requirements shall be applied: [Ord. 2011-016]

- 1) Paint will be applied to the top 1/3 of the MET Tower in alternating bands of international orange and white. [Ord. 2011-016]
- 2) Three orange guy wire marker spheres will be installed on each of the outer guy wires of the MET Tower. [Ord. 2011-016]
- 3) 10 foot yellow florescent sleeves will be attached on either side of each marker sphere. [Ord. 2011-016]
- 4) A low-intensity flashing red light will be mounted at the top of the MET Tower. [Ord. 2011-016]
- 5) 10 foot yellow florescent sleeves will be attached to each guy wire at the anchor points of the MET Tower. [Ord. 2011-016]

lk. Color

Towers, turbines and blades shall be painted non-reflective white or grey, or other non-reflective unobtrusive color and shall be consistent with any information provided at time of DO approval. Change in color ~~may be allowed~~ ~~shall be permitted~~ subject to DRO approval, where required by regulatory agency permitting or other similar approvals. Signage, equipment or project logo or labeling shall be prohibited on Wind Turbines, MET Towers or other similar wind energy systems. [Ord. 2011-016]

<b>Reason for amendments in the Matrix:</b>
4. [Zoning] No change to the approval process is being proposed.

10. Solid Waste Transfer Station

**HISTORY:** The Solid Waste Transfer Station use definition and Supplementary Use Standards were first referenced as part of Ord. 1973-002. The use was amended by Ord. 1977-008, 1990-021 and 1991-015. The definition was amended by Ord. 1992-020 and 2003-067. The Supplementary Use Standards were amended by Ord. 1992-020, 2003-067, 2011-001, and 2012-027.

<b>Reason for :</b> [Zoning]
1. Revise the definition to: <ul style="list-style-type: none"> <li>• Add yard waste to the definition to clarify stand alone yard waste collection facilities shall be approved as a Solid Waste Transfer Station.</li> <li>• Clarify temporary storage of solid waste is permitted on-site.</li> </ul>
2. Revise setback requirement applicable to structures, ramps, parking, etc and all property lines to help mitigate any potential adverse impacts caused by the use.
3. Relocate and consolidate screening requirements for outdoor storage in Article 5.B, Accessory and Temporary Uses.
4. Revise SWA Permit standard to clarify Zoning approval is required prior to SWA permit review.
5. Relocate standard related to barbed wire as all regulations have been consolidated under dangerous materials in Article 5, Supplementary Use Standards. Article 5 will be amended to include this use as one that allows barbed wire.

a. Definition

A facility where solid waste ~~or yard waste~~ from smaller vehicles is transferred into larger vehicles before being shipped or transported to a solid waste processing or disposal facility. ~~Solid waste may be sorted but not processed at a transfer station.~~ [Relocated to Storage Areas standard below]

Notes:

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [Relocated to: ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D7

UTILITY USES  
SUMMARY OF AMENDMENTS  
(Updated 12/07/16)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44

**ab. Location Frontage**

The facility shall front on and have access from an arterial or collector street.

**bc. Setbacks**

All portions of a transfer station, including structures, ramps, parking and on-site circulation areas, shall be setback a minimum of ~~25~~ 50 feet or the district setback, whichever is greater, from all property lines, lakes, canals, water management tracts, retention/detention areas, drainage swales, and other water bodies.

**e. Screening**

~~All storage areas shall be screened from view by walls, fences or buildings. Such screening shall be designed and installed to ensure that no part of a storage area can be seen from streets or adjacent lots. In no event shall the height of solid waste stored outdoors exceed 25 feet.~~ **[Relocated to Art. 5.B.1.A.3, Outdoor Storage and Activities]**

**d. Buffer**

A minimum width ~~of 50-foot feet~~ incompatibility buffer shall be provided adjacent to an existing residential FLU designation or use, ~~district or FLU designation~~. Required landscaping not visible from adjacent lots or streets may be waived through a Type 1 † Waiver. **[Ord. 2012-027]**

**e. Storage Areas**

All solid waste stored outdoors shall be in leak-proof containers or located on a paved surface designed to capture all run-off. Run-off shall be treated in a manner that is in conformance with local, State and Federal regulations. Solid waste or yard waste may be sorted or temporarily stored but not processed at a Transfer Station. **[Relocated from Solid Waste Transfer Station Definition above]**

**f. Supplemental Application Requirements Operation Functions**

**1) Access**

A graphic and written analysis of access routes to the site.

**2) Type**

An explanation of the type of facility requested including a description of the materials to be handled, methods of operation, handling procedures, whether sorting will occur, and runoff treatment plans.

**3) Waste**

The quantity of waste to be received, expressed in cubic yards per day or tons per day.

**4) Hours of Operation**

A statement specifying the hours of operation.

**5) SWA Permit**

~~Prior to approval by the DRO, the applicant shall obtain a permit from, and post a bond with the SWA.~~

Prior to operation of the facility, the owner or operator shall obtain a SWA Permit.

**g. Barbed Wire**

~~Barbed wire may be installed pursuant to Art. 5.B.1.A.2.c, Dangerous Materials. **[Ord. 2014-001]** **[Consolidated with Art. 5.B.1.A.2.e.1, Dangerous Materials]**~~

**Reason for amendments in the Matrix:**

6. [Zoning] Delete use from MUPD with a Commercial High Office (CHO) and Commercial Recreation (CR) FLU designation as the use is too intense when compared with other uses allowed in commercial zoning districts.

45  
46  
47

(This space intentionally left blank)

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D7

UTILITY USES  
SUMMARY OF AMENDMENTS  
(Updated 12/07/16)

1  
2

**11. Water or Wastewater Treatment Plant**

<b>HISTORY:</b> The Water or Treatment Plant use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC, Ord.1992-020. The definition was amended by Ord. 1993-004, 2003-067 and 2007-013. The Supplementary Use Standards were amended by Ord. 2003-067 and 1999-037.
<b>Reason for amendments:</b> [Zoning]
1. Revise the Odor standard consistent with F.S. 386, Part I to clarify that enforcement is primarily the responsibility of the Florida Department of Health.
2. Revise the Package Treatment Facility standard to be consistent with the Comprehensive Plan, Utilities Element (UT), Objective 1.8, Package Treatment Plants for facilities in the Urban Service Area (USA) and the Limited Service Area (LSA).
3. Update reference to Florida Administrative Code (F.A.C.) 17-602 with new F.A.C. 62-699 and 62-602 applicable to staffing and operator requirements.
4. Update reference to F.A.C. 17-640 with new F.A.C. 62-640. Revise the Dewatered Domestic Water Residual Land Application (DDWRLA) standard consistent with F.A.C. 62-640. The revised F.A.C. replaces Dewatered Domestic Wastewater Residual (DDWR) with Requirements for Land Application of Class AA, A and B Biosolids.
5. Relocate standard related to barbed wire as all regulations have been consolidated under dangerous materials in Article 5, Supplementary Use Standards. Article 5 will be amended to include this use as one that allows barbed wire.

3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19

**a. Definition**

A facility designed for treatment and disposal of more than 5,000 gallons per day of water or wastewater.

**ab. Location**

In the AGR ~~Zoning D~~istrict, a ~~w~~Water or ~~w~~Wastewater ~~t~~Treatment ~~p~~Plant shall not be located west of SR 7 / US 441.

**bc. Odor Sanitary Nuisances**

Facilities shall be designed and operated to minimize objectionable odors. Potential sanitary nuisances shall be addressed by the PBC Health Department pursuant to F.S. Chapter 386, Part I, as may be amended from time to time.

**ed. Compatibility Setbacks - Water or Wastewater Treatment Plant**

For purposes of this Section, the AR ~~Zoning d~~istrict is not considered a residential district. Required setbacks, ~~screening and buffering~~ are as follows:

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D7

UTILITY USES  
SUMMARY OF AMENDMENTS  
(Updated 12/07/16)

1

Table 4.B.47.AC– Wastewater Treatment Facility Plant Setbacks

Type/Capacity	Type of Facility Plant	Setback from Residential and Commercial Zoning District	Setback From Non-Residential and Non-Commercial Zoning District
Wastewater Treatment facilities Plants over one million gallons per day capacity:	Head works, clarifiers, sludge treatment & handling facilities without odor control	750 feet	500 feet
	Head works, clarifiers, sludge treatment & handling facilities with odor control	300 feet (2)	200 feet (1)
	Chemical storage facilities	300 feet	200 feet
	Accessory facilities	200 feet	100 feet
Wastewater Treatment facilities Plants up to one million gallons per day capacity including package treatment facilities	Treatment units without odor control	150 feet	150 feet
	Treatment units with odor control	100 feet(1)	100 feet (1)
	Chemical storage facilities	100 feet	100 feet
	Accessory facilities	100 feet	100 feet
Water Reclamation Production Facility (any capacity stand alone facility larger than a minor utility which is filtering already treated wastewater (secondary effluent) (3) (4)	Storage Tanks, Filtration System, Hypochlorite tanks, Office/Lab/Generator buildings, and accessory facilities	50 feet front; 15 feet side; 25 feet side street; and 20 feet rear or the minimum district setback, whichever is greater	50 feet front; 15 feet side; 25 feet side street; and 20 feet rear or the minimum district setback, whichever is greater
Membrane Bio-Reactor (MBR) System	Storage tanks, enclosed reinforced hollow fiber or flat plate membranes, clarification, aeration and filtration of wastewater for discharge or reuse applications	50 feet front; 15 feet side; 25 feet side street; and 20 feet rear or the minimum district setback, whichever is greater	50 feet front; 15 feet side; 25 feet side street; and 20 feet or the minimum district setback, whichever is greater
<b>Notes:</b>			
<p>1. Minimum lot dimensions shall be governed by the regulations above or the most recent standards adopted by the District and shall apply only to new schools. The District shall forward any changes in the standards to the Department within 20 days of School Board adoption. Minimum lot dimensions shall include, if applicable, sufficient room for any onsite retention.</p> <p>2. Tertiary filters do not require odor control.</p> <p>3. If an existing utility site is being redeveloped into a water reclamation production facility or MBR, the setbacks established for the original use will be utilized for the water reclamation facility or MBR unless they are more restrictive than the setbacks noted in this table. If the reclamation or MBR facility qualifies as a minor utility those regulations will apply instead of this table. [Ord. 2007-013]</p> <p>4. A Water Reclamation Production Facility treating raw wastewater to tertiary levels must meet the setback requirements for a Wastewater Treatment Plant of similar capacity unless it qualifies as a minor utility, in which case, those regulations will apply. [Ord. 2007-013]</p>			

2  
3

(This space intentionally left blank)

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].  
~~Stricken~~ indicates text to be deleted. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].  
 .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D7

UTILITY USES  
SUMMARY OF AMENDMENTS  
(Updated 12/07/16)

1

Table 4.B.47.AC - Water Treatment Facility Plant Setbacks for Open Treatment Process

Type/Capacity	Type of Facility Plant	Setback
Water <del>t</del> reatment facilities Plants over two millions gallons per day capacity	Treatment units and chemical storage	200 feet
	Units which cause airborne sulfides	500 feet (1)
	Accessory facilities	100 feet
Water <del>t</del> reatment facilities Plants up to two million gallons per day capacity, including package treatment facilities	Treatment units and chemical storage	100 feet
	Units which cause airborne sulfides	250 feet (2)
	Accessory units	100 feet
<b>[Ord. 2004-054] [Ord. 2007-013]</b>		
<b>Notes:</b>		
1. Odor Control. Unless treatment for removal of sulfides for odor control is included. <b>[Ord. 2004-054]</b>		
2. Maximum building height. Buildings not including storage tanks and water towers higher than 35 feet are allowed provided the following setbacks are met: <b>[Ord. 2004-054] [Ord. 2007-013]</b>		
a. The minimum yard setback of this section; and		
b. An additional one foot setback for each one foot in height exceeding 35 feet.		

2

Table 4.B.47.AC - Water Treatment Facility Plant Setbacks For Enclosed Treatment Process without Gas Chlorine

Type/Capacity	Yard	Setback
Water <del>t</del> reatment facilities Plants over two million gallons per day capacity	Front	80 feet
	Side	50 feet
	Rear	50 feet
	Chemical Storage	200 feet (1)
Water <del>t</del> reatment facilities Plants up to two million gallons per day capacity, including package treatment facilities	Front	80 feet
	Side	50 feet
	Rear	50 feet
	Chemical Storage	100 feet
<b>Note:</b>		
1. Chemical storage setbacks may be reduced by fifty percent for facilities using enclosed treatment process without Chlorine gas, along property lines adjacent to parcels with a PO Zoning <del>d</del> istrict and INST FLU <u>designation</u> , or AP <del>z</del> oning <del>d</del> istrict and FLU designations.		

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

**e. Accessory Use**

*A Water or Wastewater Treatment Plant may be collocated with a Public School installed in accordance with all applicable federal, state and local utility standards. [Relocated from Accessory Uses standard under Schools Elementary or Secondary use]*

**1) Location/Buffering**

*The facility shall be located and buffered to ensure compatibility with surrounding land use. [Relocated from Accessory Uses standard under Schools Elementary or Secondary use]*

**2) Duration**

*The use of the facility shall only be permitted until such time as central water or waste water service is available from the appropriate utility. [Relocated from Accessory Uses standard under Schools Elementary or Secondary use]*

**f. Landscaping**

**1) Buffer**

Perimeter landscape buffers shall have a minimum width of 25 feet or be equal to the setback requirements if less than 25 feet. **[Ord. 2007-013]**.

**2) Trees**

A single row of trees shall be planted all landscape buffers at a ratio of one 14 foot tall tree for each 25 linear feet. **[Ord. 2007-013]**

**3) Screening**

Screening consisting of a hedge, berm, or fence wall which will present a visual screen at least six feet in height within one year of installation shall be provided around the perimeter of the site. **[Ord. 2007-013]**

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D7

UTILITY USES  
SUMMARY OF AMENDMENTS  
(Updated 12/07/16)

1 **dg. Package Treatment Facility**

2 Package water or wastewater treatment facilities shall comply with the following  
3 additional standards:

4 **1) USA**

5 ~~If a package treatment facility is proposed to be developed in the designated Urban~~  
6 ~~Service Area (USA), confirmation shall be provided from the appropriate utility that~~  
7 ~~central water or wastewater service is not available at the time the application for~~  
8 ~~development permit is submitted and that service is projected to be unavailable within~~  
9 ~~four years of that date.~~

10 **12) Limited Service Area (LSA)**

11 a) Package treatment facility shall be prohibited in the LSA except for use by  
12 schools or located in the United Technology Corporation Protection Overlay or  
13 the North County General Aviation Facility.

14 b) If a package treatment facility is proposed to be developed in the Limited Service  
15 Area (LSA), confirmation shall be provided from the PBCHD that use of a  
16 package treatment plant is necessary to protect water quality. The PBCHD shall  
17 certify that the uses proposed can be adequately served with a package  
18 treatment plant.

19 **23) Rural Service Area (RSA)**

20 If a package treatment facility is proposed to be developed in the Rural Service Area  
21 (RSA), there shall be demonstrated evidence that it is to be used to provide potable  
22 water or wastewater service to bona fide agricultural uses, public recreational uses,  
23 public educational uses, or other uses when found to be consistent with the Plan by  
24 the Planning Director and upon approval of the Director of the PBCHD. The PBHD  
25 may impose conditions or restrictions necessary to protect public health and prevent  
26 the creation of a nuisance. All package plants in the RSA shall be operated and  
27 maintained by a public utility. Based on the standards of operator coverage in  
28 Chapters ~~17-602 62-699 and 62-602~~, F.A.C., the BCC, may require a higher level of  
29 operator coverage.

30 **eh. Effect on Previously Approved Facilities Plants**

31 Water and ~~w~~Wastewater ~~t~~Treatment facilities Plants approved prior to the effective date  
32 of this Code shall be considered conforming uses. Expansion or redevelopment of  
33 existing facilities or an existing utility site to the same or a different utility use or treatment  
34 technology may be allowed with setbacks ~~lower~~ less than those listed in this Section of  
35 the Code provided the expansion or redevelopment is reviewed and approved by the  
36 DRO and odor control is provided if applicable. [Ord. 2007-013]

37 **fi. ~~Dewatered Domestic Wastewater Residual Biosolids Land Application~~**

38 Class A or B ~~Dewatered Domestic Wastewater Residuals (DDWR) biosolids~~, as defined  
39 by Chapter ~~1762-640~~, F.A.C., may be applied to land in bona fide agricultural operation in  
40 the AP, AGR and AR Zoning Districts. Class AA ~~DDWR biosolids~~, as defined by  
41 Chapter ~~1762-640~~, F.A.C., has unlimited distribution pursuant to Chapter ~~1762-640~~,  
42 F.A.C. Nothing herein shall preclude disposal of ~~DDWR biosolids~~ at a ~~l~~andfill or at a  
43 ~~w~~Wastewater ~~t~~Treatment facility Plant in compliance with applicable Federal, State and  
44 local regulations nor effect any ~~DDWR biosolid~~ operation approved prior to the effective  
45 date of this Code.

46 **1) AP and AGR Zoning Districts**

47 A Class A or B ~~DDWR biosolid~~ shall be permitted by right on the site of a bona fide  
48 agricultural operation ~~as a matter of right~~ in the AP and AGR Zoning Districts in  
49 compliance with FDEP standards in Chapter ~~1762-640~~, F.A.C., as verified by the  
50 PBCHD. Following verification, the PBCHD shall be notified of the proposed first date  
51 of the land application no fewer than thirty days prior to land application.

52 **2) AR Zoning District**

53 Land application for a Class A or B ~~DDWR biosolid~~ shall be permitted in the AR  
54 Zoning District on the site of a ~~b~~Bona ~~f~~Fide ~~a~~Agricultural operation following  
55 approval by the DRO. An applicant shall demonstrate compliance with FDEP  
56 standards except that the required separation from buildings and other property lines  
57 shall be as specified below. In the case of several adjacent properties which apply for  
58 a ~~DDWR biosolid~~ the properties may be combined for the purpose of measuring the  
59 required separation and the separation may be measured from the boundary of the  
60 most exterior property.

61 **a) External Separation**

62 There shall be a minimum separation of 500 feet from any off-site structure  
63 occupied on a daily or frequent basis by people. This distance shall be measured  
64 from the perimeter of the ~~DDWR biosolid~~ application area outward toward the  
65 structure.

66 **b) Internal Separation**

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D7

UTILITY USES  
SUMMARY OF AMENDMENTS  
(Updated 12/07/16)

1 Internal to the site, there shall be a minimum 200 foot separation from the  
2 perimeter of the ~~DDWR~~ biosolid application area to the property line of the  
3 parcel.

4 c) **Setbacks**

5 These setbacks may be reduced or increased by the Director of the PBCHD.

6 g. **Barbed Wire**

7 ~~Barbed wire may be installed pursuant to Art. 5.B.1.A.2.c, Dangerous Materials. [Ord.~~  
8 ~~2011-004]~~ **[Consolidated with Art. 5.B.1.A.2.e.1, Dangerous Materials]**  
9

<b>Reason for amendments in the Matrix:</b>
1. [Zoning] No change to the approval process is being proposed.

U:\Zoning\CODEREV\2016\BCC Hearings\URP\1 - RPA\Exh. D7 - Utility Uses.docx

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D8

TRANSPORTATION USES  
SUMMARY OF AMENDMENTS  
(Updated 11/30/16)

1  
2 Part 1. New ULDC Art. 4.B.8, Transportation Uses, is hereby established as follows:

3 **CHAPTER B USE CLASSIFICATION**

4 **Section 8 Transportation Uses**

**HISTORY:**

**Reason for amendments:** [Zoning] Transportation Uses is a newly proposed Use Classification. The new classification will include Airport, Heliport (formerly known as Helipad), Landing Strip, Seaplane Facility and Transportation Facility.

**Air Transportation Related Uses**

Regulations related to air transportation uses are addressed in the ULDC, under Article 3 through the Airport Zoning Overlay (AZO) and Palm Beach International Airport Overlay (PBAIO); Article 4, for private airports, helipads and landing strips; and, Article 16, Airport Regulations for uses surrounding publicly owned airports within Palm Beach County.

Airport, helipad and landing strip were relocated from the Public and Civic Use Classification, while Seaplane Facility was relocated from Article 5, Supplementary Standards to be consolidated under the Transportation Use Classification. Since 2003 (Ord. 2003-067), Airport, Landing Strip and Helipad definition and Supplementary Use Standards have been consolidated but shown as three separate uses in Table 4.A.3.A - Use Matrix, Public and Civic Uses. The amendment addresses the uses individually in the Supplementary Use Standards consistent with the Use Matrix as further specified below. The amendment will also clarify where and how Helipad and Landing Strip are considered accessory uses.

**Transportation Facility**

A new use Transportation Facility was added as a result of the analysis made to the existing Transportation Facility use under the Industrial Use Classification review. Since 1992, Transportation Facility has regulated the movement of people and goods in certain zoning districts in the ULDC. During the Industrial Use Classification review, staff separated Transportation Facility into two uses: Transportation Facility and Distribution Facility to clarify the distinction between the movement of people and goods. Research and analysis concluded that the movement of people and goods is not similar in terms of overall operation and impact. The movement of people is consistent with transportation uses (bus stops, train station) while movement of goods is consistent with an industrial use (railroad or truck terminals). As a result, Distribution Facility has been established as an Industrial use.

5  
6 **A. Transportation Use Matrix**

**Reason for amendments:** [Zoning]

1. The following section will address General Transportation standards related to private Airports, Heliports, Landing Strips and Seaplane Facilities which will be subject to local, state and federal regulations. Public airports and collocated uses will continue to be regulated by Article 3.B.2, Airport Zoning Overlay (AZO). Article 3.B.2 regulates airports and non-airport related uses for the following Palm Beach County airports: Palm Beach International Airport (PBA), PBC Glades Airport (Pahokee), Park Airport (Lantana), and Palm Beach North County Airport. Additionally, Article 16. Airport Regulations establishes additional standards applicable to the regulation of incompatible uses or building height near airport runway approach zones, and Review Procedures for Airport Land Use Noise Zones, among other similar topics. Standards were relocated from Airport standards to the general section as they mostly apply to all air transportation uses.

The relocation of the language clarifies the following:

- Setback requirements related to landing area, navigation aid or structure;
- Increasing structure height would not require increase in setbacks if preempted by State or Federal regulation;
- Hangars may be allowed as principal structures related to airports only. Hangars, as accessory structures, are prohibited in the front yard for Heliports, Landing Strips and Seaplane Facilities. The relocation also addresses lot size limitations for hangars, accessory to Agriculturally Classified uses as established by State Statutes; and,
- Additional Federal (Federal Aviation Administration - FAA) and State regulations (Florida Department of Transportation - FDOT) may apply to private Airports, Heliports, Landing Strips and Seaplane Facilities. Florida Statutes prohibit counties from requiring the applicant to obtain any State or Federal permit unless said permit has already been denied.

**Notes:**

Underlined indicates **new** text.

~~Stricken~~ indicates text to be deleted. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D8

TRANSPORTATION USES  
SUMMARY OF AMENDMENTS  
(Updated 11/30/16)

- |    |  |
|----|--|
| 2. | Include footnote in the Use Matrix to ensure the users of this Code review the Supplementary Use Standards that are applicable to each use Type to determine whether the use is allowed in a particular zoning district or identify the approval process. Since the Use Matrix is intended to show the most restrictive approval process, some uses may be indicated as prohibited or with a specific approval process that may be further clarified in the Supplementary Use Standards that allows the use to be subject to a lower level of approval when specific provisions are met. |
|----|--|

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11

(This space intentionally left blank)

---

**Notes:**

Underlined indicates new text.

~~Stricken~~ indicates text to be deleted. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.



EXHIBIT D8

TRANSPORTATION USES  
SUMMARY OF AMENDMENTS  
(Updated 11/30/16)

**B. General Transportation Standards for Aviation Related Uses**

*All Airports, Heliports, Landing Strips and Seaplane Facilities not owned and operated by the State of Florida, PBC, or a hospital shall comply with the following standards: [Relocated from Art. 4.B.8.C.1. Airport, below]*

**1. Setbacks**

*a. No structure or navigation aid shall be located within 50 feet of any property line. [Relocated from Art. 4.B.8.C.1.h, Setback, below]*

*b. There shall be a 100-foot setback between the edge of the landing area, as defined by the FDOT, and the property line. [Relocated from Art. 4.B.8.C.1.h, Setback, below]*

**2. Structure Height**

*A variance shall not be required for a structure to exceed the height limit for the district in which the use is located, if the additional height is required by Federal law or F.S. Florida Statutes. [Relocated from Art. 4.B.8.C.1.i, Building Height, below]*

**3. Hangars**

*Storage buildings for aircraft shall be allowed as principal structures. Hangars accessory to an Agriculturally Classified Use as established by State Statutes shall be located on parcels containing a minimum of 20 acres [Relocated from Art. 4.B.8.C.1.g, Hangars, below]*

**4. FAA and FDOT Requirements**

*DRO and Class A Conditional Use approvals as related to FAA and FDOT requirements shall be in accordance with F.S. 125.022(4), Development Permits.*

**C. Definitions and Supplementary Use Standards for Specific Uses**

**1. Airport, ~~Landing Strip or Helipad~~**

**HISTORY:** Airport use definition and Supplementary Standards were first referenced in the 1957 Land Use Code as an Airplane Landing Field and in the 1973 Code as Airports, Landing Strips and Heliports with use specific Supplementary Use Standards. The definition and Supplementary Use Standards were amended by the 1992 Code rewrite (Ord. 1992-020), 1993-004, 1995-008, 1999-037, 2000-015, 2001-001, 2001-029, 2001-062, 2001-100, 2003 Code rewrite (Ord. 2003-067), 2005-002, 2006-036, 2009-040, 2010-005, and 2013-018.

**Reason for amendments:** [Zoning]

1. Revise the definition:
2. Partially relocate "All airports, landing strips, and helipads not owned and operated by the State of Florida, PBC, or a hospital shall comply with the following standards" to the new General Transportation Uses standard. General standards are established to consolidate regulations for air transportation uses into one location.
3. Delete the reference to ownership in definition.
4. To clarify that a standalone use such as landing strip or heliport shall not be deemed an airport.

**a. Definition**

*Any ~~public or privately owned or operated~~ facility designed to accommodate landing or take-off operations of aircraft. ~~All private airports, landing strips, and helipads not owned and operated by the State of Florida, PBC, or a hospital shall comply with the following standards:~~ [Relocated to Art. 4.B.8.B, General Transportation Standards, above]*

**Reason for amendments:** [Zoning]

5. Partially relocate the Accessory Landing Strip standard. The Use will be defined and the language will be relocated and clarified in its own section. The purpose is to ensure that Landing Strip is not misunderstood to be an Airport.

**a. Accessory Landing Strip**

*~~Defined as any private ground facility designed to accommodate landing and take-off operations of aircraft used by individual property owners, farm operators, or commercial operations.~~ [Partially relocated to Art. 4.B.8.C.3, Landing Strip, below]*

**Reason for amendments:** [Zoning]

6. Partially relocate the Agricultural Reserve (AGR) and Agricultural Residential (AR) reference. A new Supplementary Use Standard will be established to address accessory Heliports and Landing Strips to Agriculturally Classified Uses as established by State Statutes in certain zoning districts.

**b. AGR and AR Tiers**

*~~Only landing strips, hangars and helipads accessory to a bona fide agricultural use shall be permitted.~~ [Partially relocated to Art. 4.B.8.C.2 Heliport, Art. 4.B.8.C.3*

**Notes:**

Underlined indicates **new** text.

~~Stricken~~ indicates text to be deleted. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.



EXHIBIT D8

TRANSPORTATION USES  
SUMMARY OF AMENDMENTS  
(Updated 11/30/16)

2. Heliport

**HISTORY:** Helipad use definition and Supplementary Use Standards were first referenced in the 1992 Code rewrite (Ord. 1992-020). The definition and Supplementary Use Standards were amended by Ord. 1993-004, 1995-008, 1999-037, 2000-015, 2001-001, 2001-029, 2001-062, 2001-100, 2003 Code rewrite (Ord. 2003-067), 2005-002, 2006-036, 2009-040, 2010-005, and 2013-018.

**Reason for amendments:** [Zoning]

1. Establish use definition for Heliport consistent with US Department of Transportation, FAA, and Title 14 of the Code of Federal Regulations (14 CFR) definition. Research suggested the need to change the use name from Helipad to Heliport as that is the appropriate name used by industry and contained in applicable regulations.
2. Clarify that accessory heliport shall not include facilities or structures (i.e., repair and maintenance or commercial fueling stations) which in such case shall be referenced as helipad limited to landing and takeoff of helicopters.

**a. Definition**

A facility designed to accommodate helicopter operations, including facilities and structures, needed for heliport business to function.

**b. Accessory Use**

Except where otherwise allowed as a principal or collocated use, a Heliport limited to landing and takeoff of helicopters, tilt rotors or rotorcraft may be allowed as an accessory use, as follows:

**Reason for amendments:** [Zoning]

3. Consolidates removal of existing provisions and to clarify type of approval the use is subject to when accessory. The provisions are:
  - Use approval removed from Agricultural Production (AP), AGR, AR and Residential Estate (RE) in Use Matrix;
  - Supplementary Use Standard related to AGR and "AR" Tier limiting the use accessory to Bona Fide Agricultural use; and,
  - Prior minimum ten-acre lot size for Farm Residence (which by definition is accessory to a Bona Fide Agricultural use).

1) Accessory to an Agriculturally Classified Use as established by State Statutes, in the AGR, AR, AP and RE Zoning Districts, located on parcels containing a minimum of ten acres, shall be Permitted by Right. [Partially relocated from Art. 4.B.8.C.1.f, Lot Size, above]

**Reason for amendments:** [Zoning]

4. Clarify no minimum acreage, as such would be addressed commensurate with scope of use (e.g. how often they fly, how close to other residences, other setback requirements, etc.).

2) Accessory to Single Family in the AR, RE and RM Zoning Districts, subject to Class A Conditional Use approval.

**Reason for amendments:** [Zoning]

5. Clarify use can be utilized by aviation based communities or neighborhoods.

3) Accessory to Residential subdivision, as a Neighborhood Recreation Facility, or within the Recreation or Civic Pod of a PDD or TDD, subject to Class A Conditional Use approval.

**Reason for amendments:** [Zoning/Parks and Recreation]

6. Allow helipad accessory to public parks as a transportation option. Clarify if 1,000 foot separation distance from residential is met, an accessory heliport may be Permitted by Right. The separation distance requirement is to mitigate potential nuisances related to noise.

4) Accessory to a Public Park as follows:

- a) Subject to Class A Conditional Use approval if located within 1,000 feet from a parcel of land with a residential use or FLU designation. A heliport shall be Permitted by Right if located more than 1,000 feet from a parcel of land with a residential use or FLU designation. Measurement shall be made from the edge of the helipad to the property line of a parcel of land with a residential FLU designation or use; or,

**Notes:**

Underlined indicates **new** text.

~~Stricken~~ indicates text to be deleted. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D8

TRANSPORTATION USES
SUMMARY OF AMENDMENTS
(Updated 11/30/16)

b) Permitted by Right if limited to a helipad for emergency purposes.

Table with 2 rows. Row 1: Reason for amendments: [Zoning]. Row 2: 7. Clarify limited landing or takeoff of helicopters accessory to uses such as Data and Information Processing or Government Services or Government Facilities...

- 5) A helipad accessory to Data and Information Processing, and Research and Development subject to Class A Conditional Use approval.
6) Accessory to Government Services or Government Facilities, subject to Class A Conditional Use approval. A heliport shall be Permitted by Right if located more than 1,000 feet from a parcel of land with a residential FLU designation or use.
7) Accessory to a Hospital may be Permitted by Right.

Table with 2 rows. Row 1: Reason for amendments in the Matrix: [Zoning]. Row 2: 9. Remove the use from the following zoning districts: AGR, AP, Agricultural Residential/ Rural Service Area (AR/RSA) and Agricultural Residential/ Urban Service Area (AR/USA), RE, and Multifamily Residential (RM) as a principal use...

3. Landing Strip

HISTORY: Landing Strip use definition and Supplementary Use Standards were first referenced in the 1992 Code rewrite (Ord. 1992-020). The definition and Supplementary Use Standards were amended by Ord. 1993-004, 1995-008, 1999-037, 2000-015, 2001-001, 2001-029, 2001-062, 2001-100, 2003 Code rewrite (Ord. 2003-067), 2005-002, 2006-036, 2009-040, 2010-005, and 2013-018.

Table with 2 rows. Row 1: Reason for amendments: [Zoning]. Row 2: 1. Establish use definition for Landing Strip consistent with US Department of Transportation, FAA, and Title 14 of the Code of Federal Regulations (14 CFR) definition.

- a. Definitions
A ground facility designed to accommodate landing and take-off operations of aircraft, including facilities or structures, needed for landing strip functions.

Table with 2 rows. Row 1: Reason for amendments: [Zoning]. Row 2: 2. Consolidates removal from AP, AGR, AR/RSA in Use Matrix and prior minimum twenty acre lot size requirement for Farm Residence (which by definition is accessory to a Bona Fide Agricultural use).

- b. Accessory Uses
Except where otherwise allowed as a principal or collocated use, a Landing Strip may be allowed as an accessory use, as follows:
1) Accessory to an Agriculturally Classified Use as established by State Statutes, in the AGR, AP, and AR/RSA Zoning Districts, located on parcels containing a minimum of

Notes:
Underlined indicates new text.
Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated.
If being relocated destination is noted in bolded brackets [Relocated to: ].
Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D8

TRANSPORTATION USES  
SUMMARY OF AMENDMENTS  
(Updated 11/30/16)

*twenty acres, shall be Permitted by Right.* [Partially relocated from Art. 4.B.8.C.1.f, Lot Size, above]

Reason for amendments: [Zoning]

3. Clarify use can be utilized by aviation based communities or neighborhoods or emergency situations.

*2) Accessory to Residential subdivision, as a Neighborhood Recreation Facility, or within the Recreation or Civic Pod of a PDD or TDD, subject to Class A Conditional Use approval.*

Reason for amendments: [Zoning]

4. Clarify use can be utilized by public entities such as South Florida Water Management District (SFWMD), Florida Highway Patrol (FHP), Palm Beach County Sheriff's Office (PBSO), Florida Fish and Wildlife Conservation Commission (FWCC), etc., to support services or the operation provided by the government agency.

*3) Accessory to Government Services or Government Facilities, subject to Class A Conditional Use approval.*

Reason for amendments in the Matrix: [Zoning]

5. Remove the use from the following zoning districts: AGR, AP, and AR/RSA as a principal use. The Supplementary Use Standards will clarify where an accessory Landing Strip may be located and how the use shall be approved.

6. Change the approval process in CRE, General Industrial (IG) and Institutional and Public Facilities (IPF) Zoning Districts from Class B Conditional Use to Class A Conditional Use. The change would address potential adverse impacts that may arise from the use and provides an opportunity for the public to speak before the Board of County Commissioners.

7. Add the use to the Public Ownership (PO) Zoning District as a Class A Conditional Use Approval.

**4. Seaplane Facility**

**HISTORY:** A seaplane use was first referenced as a principal use in the 1973 Code rewrite (Ord. 1973-002). In the 1992 Code rewrite (Ord. 1992-020), the Supplementary Use Standards were relocated to the accessory use section. The Supplementary Use Standards remained there during the 2003 Code rewrite (Ord. 2003-067).

Relocate Seaplane Use from Article 5.B.1.A.15 to new Transportation Use Classification to consolidate with other transportation uses. A seaplane use was a principal use in the 1973 Code. The proposed amendment establishes Seaplane Facility as a Transportation Use with newly created approval process and Supplementary Use Standards.

Reason for amendments: [Zoning]

1. Establish use definition for Seaplane Facility consistent with US Department of Transportation, FAA, and Title 14 of the Code of Federal Regulations (14 CFR) definition.

**a. Definitions**

*A facility, on land or water, designed to accommodate the landing and takeoff of seaplanes, water taxiing, anchoring, ramp service and onshore facilities.*

**b. Separation Distance - Residential Zoning District**

*1) If the seaplane facility use is limited to the adjacent property owners who jointly own and maintain the aircraft facility, it may be located in a residential zoning district provided the facility is not commercial or within 400 feet of a residential use.*

*2) If the facility is a commercial venture, it shall not be located within 1,000 feet of a parcel of land with a residential FLU designation or use. [Relocated from Art. 5.B.1.A.15.a, Location]*

**c. Minimum Land Area**

*The minimum required land area for any type of seaplane operation shall be two acres. [Relocated from Art. 5.B.1.A.15.b, Minimum Land Area]*

**d. Water Area**

*All seaplane operations shall comply with the following minimum standards for water landing area: [Relocated from Art. 5.B.1.A.15.c, Water Area]*

Notes:

Underlined indicates new text.

~~Stricken~~ indicates text to be deleted. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [Relocated to: ].

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D8

TRANSPORTATION USES  
SUMMARY OF AMENDMENTS  
(Updated 11/30/16)

Table 5.B.1.A - Seaplane Landing Area Standards

Length	3,500 feet
Width	300 feet
Depth	4 feet

**e. Airport Approach**

No seaplane operation shall be considered unless the airport approach to the water landing area is at a slope of 40:1 or flatter for a distance of at least two miles from both ends of the water landing area and is clear of any building structure or portion thereof that extends through and above the airport approach plane. **[Relocated from Art. 5.B.1.A.15.d, Airport Approach]**

**f. Setbacks**

All buildings, structures, and aircraft parked on shore shall be located a minimum distance from all property lines of at least 50 feet. **[Relocated from Art. 5.B.1.A.15.e, Setbacks]**

**g. Landing Operations**

All aircraft landings shall be performed under Visual Flying Rules (VFR) and shall not be conducted during the hours between sunset and sunrise. **[Relocated from Art. 5.B.1.A.15.f, Landing Operations]**

**h. Parking**

Shore facilities shall provide one automobile parking space for each 2,000 square feet of hangar or tie-down area, or one space per craft, whichever is greater. All shore facilities shall provide a minimum of five parking spaces. **[Relocated from Art. 5.B.1.A.15.g, Parking]**

**Reason for amendments in the Matrix:** [Zoning]

2. Add the use to the CRE, IG, PO, and IPF Zoning Districts; MUPD with a Commercial Recreation (CR) and Industrial (IND) FLU designation; and Industrial Light (IND/L) & General Industrial (IND/G) Pods of a PIPD as a Class A Conditional Use approval (A).

**5. Transportation Facility**

**HISTORY:** The Transportation Facility use definition and Supplementary Use Standards were first referenced by Ord. 1981-024. The definition and Supplementary Use Standards were amended by the 1992 Code rewrite (Ord. 1992-020), 2003 Code rewrite (Ord. 2003-067), 2010-022, and 2011-016.

Since 1992, Transportation Facility has regulated the movement of people and goods in certain zoning districts in the ULDC. During the Industrial Use Classification review in 2013, staff separated Transportation Facility into two uses: Transportation Facility and Distribution Facility. The separation clarified the distinction between the movement of people and goods. Research and analysis concluded that the movement of people and goods are not similar in terms of overall operation and impact. The movement of people is consistent with transportation uses (bus or train station) while goods are consistent with an industrial use (railroad depots, truck terminals). Distribution Facility has been established as an Industrial use.

The proposed amendment establishes Transportation Facility as a Transportation Use with newly created approval process and Supplementary Use Standards.

**Reason for amendments:** [Zoning]

1. Establish a Definition for new use Transportation Facility. The definition will focus on multi-model means of moving people from one destination to another and clarifies exclusion of airports, aviation related uses and bus stops and alighting areas.
2. Identify typical uses that may be covered by the Transportation Facility.
3. Establish a Location standard to clarify that bus and railroad establishments shall front and have access from a major street to limit potential adverse impacts.
4. Establish approval process requirements for a Transportation Facility and to identify the most restrictive approval process in the Use Matrix. Clarify a Transportation Facility requiring Class A Conditional Use approval may be approved by the DRO or Permitted by Right if separation distance requirements are met.
5. Establish separation distance standards from residential to clarify if a Transportation Facility is closer to residential it must comply with additional mitigating standards.
6. Establish minimum circulation requirements to ensure pedestrian and vehicular areas are clearly indicated on the site design and provide for pedestrian safety.

**Notes:**

Underlined indicates **new** text.

~~Stricken~~ indicates text to be deleted. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D8

TRANSPORTATION USES  
SUMMARY OF AMENDMENTS  
(Updated 11/30/16)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38

**a. Definition**

An establishment used as a transfer point for the loading and unloading of passengers from one mode of transportation to another, excluding airports, aviation related uses, and bus stops and alighting areas as outlined within Article 5.H, Mass Transit Standards.

**b. Typical Uses**

A Transportation Facility use may include, but not be limited to: bus stations, ferryboat or cruise ship terminals, and commuter railroad stations.

**c. Approval Process**

**1) UC, UI, and PO Zoning Districts**

a) A Transportation Facility in the UC and UI Zoning Districts that is subject to Class A Conditional Use approval may be approved by the DRO if located 200 feet or more from a parcel of land with a residential FLU designation or use.

b) A Transportation Facility in the PO Zoning District that is subject to Class A Conditional Use approval shall be Permitted by Right if located 200 feet or more from a parcel of land with a residential FLU designation or use.

**2) All Other Zoning Districts**

A Transportation Facility in all other zoning districts subject to Class A Conditional Use approval may be approved by the DRO if located 500 feet or more from a parcel of land with a residential FLU designation or use.

**d. Location**

Bus or railroad stations shall have frontage on and access from a collector or arterial street, unless located within a PDD or TDD.

**e. Separation From Residential**

A Transportation Facility located within 200 feet from a parcel of land with a residential FLU designation or use shall be subject to the following:

1) Building openings used by vehicles and unglazed architectural openings shall not face residential; and.

2) A Type 3 Incompatibility Buffer shall be required.

**f. Vehicular and Pedestrian Circulation Areas**

The site design shall address the following:

1) Vehicle idling and queuing spaces do not encumber on-site circulation traffic or present a safety hazard for vehicles or pedestrians.

2) Designated passenger drop off/pick up areas.

3) A minimum six foot wide sidewalk in front of or adjacent to the drop-off spaces and connected to the building entrance.

4) On-site vehicular circulation paved areas shall be setback a minimum 100 feet if adjacent to a parcel of land with a residential FLU designation or use.

**Reason for amendments in the Matrix: [Zoning]**

7. Allow as a Class A Conditional Use approval, Transportation Facility use in the CG, Urban Center (UC) and Urban Infill (UI) Zoning Districts, PO and IPF Zoning Districts, Multiple Unit Planned Development (MUPD) with a CH or Institutional and Public Facilities (INST) FLU designation and Commercial Pod of a PIPD. The Use Matrix will reflect the most restrictive approval process. As stated in the historical section above, the movement of goods and people, components of the original use, was separated by definitions, Supplementary Use Standards and approval process. Prior to the separation of the use, the use was allowed in several zoning districts (e.g., commercial and industrial districts) regardless of intensity. The separation recognized the difference in intensity and was revised accordingly (i.e., Distribution Facility primarily in industrial districts). This amendment completes the use separation and allows a new Transportation Facility use in lower intense zoning districts.

**Notes:**

Underlined indicates **new** text.

~~Stricken~~ indicates text to be deleted. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS  
(Updated 10/27/16)

1  
2 Part 1. ULDC Art. 4.B.1.A.31, Communication Towers, Commercial (page 41 of 171), is hereby  
3 deleted as follows:  
4

<b>Reason for amendments:</b> [Zoning]
1. Consolidate definitions in new Art. 4.B.9, Commercial Communication Towers.

5 CHAPTER B SUPPLEMENTARY USE STANDARDS

6 Section 1 Uses

7 A. Definitions and Supplementary Standards for Specific Uses

8 ~~31. Communication Towers, Commercial~~

9 ~~Any tower whose principal use is to facilitate transmissions for AM/FM radio, television,~~  
10 ~~microwave and cellular telephone transmission towers, antennae and accessory equipment~~  
11 ~~and buildings. All tower and antennae types are subject to standards in Article 4.C,~~  
12 ~~COMMUNICATION TOWER, COMMERCIAL. [Partially relocated to Art. 4.B.9.B, General~~  
13 ~~Standards]~~

14 ~~a. Communication Panel Antennas, Commercial~~

15 ~~Standards shall apply to commercial communication panels and antennas mounted on~~  
16 ~~roofs, or attached to buildings or legal billboards.~~

17 ~~b. Communication Cell Sites on Wheels (COWs)~~

18 ~~A temporary facility utilized to ensure adequate telecommunications capacity during~~  
19 ~~periods of high usage or during periods when traditional modes of communication are~~  
20 ~~unavailable. COWs consist of a folding or telescoping monopole or guyed structure, with~~  
21 ~~attached antenna, mounted on a trailer or truck.~~  
22  
23

24 Part 2. Table 4.C.3.I, Residential District Tower Location and Type of Review and Table 4.C.3.I,  
25 Non-Residential Districts, Tower Location, and Type of Review, are hereby deleted and  
26 approval processes are consolidated in the Commercial Communication Towers  
27 Matrix as follows:  
28

<b>Reason for amendments:</b> [Zoning]
1. Consolidate Commercial Communication Tower approval processes in residential and non residential zoning districts in one Use Matrix to facilitate ease of use and reduce possible glitches in the future.
2. Delete Expedited DRO (DE) approval from Stealth Towers equal to or less than 100 feet to reflect a "D" in the consolidated Use Matrix as the correct acronym related to Development Review Officer (DRO). Stealth Tower Supplementary Use Standard is updated to reflect that in Agricultural Reserve (AGR), Agricultural Residential (AR) Rural Service Area (RSA), AR Urban Service Area (USA); and Residential Estate (RE) Zoning Districts, Stealth Tower equals to or less than 100 feet is reviewed by DRO Agency Review which is the process that equates to DE in today's Code. Footnote in the table is deleted also for consistency with the noted change.
3. Delete "BP" for Building Permit Review as shown in the Residential and Non-Residential District Tower Location and Type of Review tables to reflect a "P" for Permitted by Right use in the consolidated Use Matrix.
4. Delete footnote # 1 that relates to location of towers in public and private Civic pod, Commercial pod and Golf Courses in Recreation pod of Planned Unit Development (PUD). The consolidated Use Matrix reflects the approval process in the specific pods as described in the note.

29  
30 (This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:**].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:**].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS  
(Updated 10/27/16)

1

**Table 4.C.3.1 – Residential District Tower Location and Type of Review**

TOWER TYPE	AGR	AR/ RSA	AR/ USA	RE	RT	RS	RM	PUD Pods (1)		RVPD	MHPD	TND
								CIV or COM	REC			
Stealth Towers ≤ 100'	DE	DE	DE	DE	D	D	D	D	A	*	*	D
Stealth Towers >100' ≤ 125'	D	D	D	D	B	B	B	D	A	*	*	D
Stealth Towers > 125'	B	B	B	B	A	A	A	B	A	*	*	B
Camouflage Towers	BP	BP	BP	BP	D	D	D	D	A	*	*	D
Monopole Towers ≤ 60'	BP	D	D	D	*	*	*	D	*	*	*	D
Monopole Towers > 60' and ≤ 100'	D	B	B	B	*	*	*	B	*	*	*	B
Monopole Towers > 100' and ≤ 150'	B	B	B	B	*	*	*	B	*	*	*	B
Monopole Towers > 150' and ≤ 200'	B	B	B	B	*	*	*	*	*	*	*	*
Monopole Towers > 200' and ≤ 250'	A	A	A	*	*	*	*	*	*	*	*	*
Monopole Towers > 250'	A	A	A	*	*	*	*	*	*	*	*	*
Self Support Towers ≤ 60'	BP	D	D	B	*	*	*	D	*	*	*	D
Self Support Towers > 60' and ≤ 100'	D	B	B	A	*	*	*	B	*	*	*	B
Self Support Towers > 100' and ≤ 150'	B	A	A	A	*	*	*	A	*	*	*	A
Self Support Towers > 150' and ≤ 200'	A	A	A	*	*	*	*	*	*	*	*	*
Self Support Towers > 200' and ≤ 250'	A	A	A	*	*	*	*	*	*	*	*	*
Self Support Towers > 250'	A	A	A	*	*	*	*	*	*	*	*	*
Guyed Towers ≤ 60'	BP	D	D	B	*	*	*	D	*	*	*	D
Guyed Towers > 60' and ≤ 100'	D	B	B	A	*	*	*	B	*	*	*	B
Guyed Towers > 100' and ≤ 150'	B	A	A	*	*	*	*	*	*	*	*	*
Guyed Towers > 150' and ≤ 200'	A	A	A	*	*	*	*	*	*	*	*	*
Guyed Towers > 200' and ≤ 250'	A	A	A	*	*	*	*	*	*	*	*	*
Guyed Towers > 250'	A	A	A	*	*	*	*	*	*	*	*	*
FDOT	D(2)	D(2)	D(2)	D(2)	D(2)	D(2)	D(2)	D(2)	*	D(2)	D(2)	D(2)
FPL (3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)

**[Ord. 2014-001]**

**Notes:**

- D = Development Review Officer (No Public Hearing)
- DE = Expedited Review
- BP = Building Permit Review (No Public Hearing)
- B = Conditional use Review by ZC (1 Public Hearing)
- A = Conditional use Review by BCC (2 Public Hearings)
- (1) = Public or Private Civic, and Commercial pods; or, a *Recreational Pod only when located on a Golf Course.* **[Ord. 2014-001]**  
**[Partially relocated to Art. 4.B.9.C.1.b.2), Recreation pod of PUD]**
- (2) = *I-95 and Florida Turnpike streets at least 250 feet in width.* **[Relocated to Table 4.B.9.A, Commercial Communication Towers Matrix, note #2]**
- (3) = *Electrical transmission streets at least 250 feet in width.* **[Relocated to Table 4.B.9.A, Commercial Communication Towers Matrix, note #1]**
- \* = Not permitted in zoning district, unless otherwise allowed in association with non-residential uses as provided in this Section.

**[Relocated to Art. 4.B.9.A, Commercial Communication Tower Use Matrix]**

2  
3

**[Approval processes relocated to Table 4.B.9.A, Commercial Communication Towers Matrix]**

**Notes:**

- Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.
- ~~Stricken~~ indicates text to be **deleted**.
- Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.
- .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS  
(Updated 10/27/16)

1

<b>Reason for amendments:</b> [Zoning]
5. Delete footnote #2 in table 4.C.3.I, Non-Residential Districts, Tower Location and Type of Review which clarifies towers in Mixed Use Planned Development (MXPDP) are allowed only when located in Commercial High (CH) Future Land Use (FLU) designation. The consolidated Use Matrix identifies CH and Commercial High Office (CHO) FLU designations contained in MXPDP. As a result of the note, the approval will be reflected only in MXPDP with CH FLU designation for the same tower types that are currently shown in table 4.C.3.I, Non-Residential Districts, Tower Location, and Type of Review.
6. Delete table footnote #3 related to Self Support and Guyed Towers in MXPDP to be located only in Industrial (IND) FLU designation given the fact that MXPDP is not consistent with IND FLU designation.

2  
3  
4

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS  
(Updated 10/27/16)

1

Table 4.C.3.I - Non-Residential Districts, Tower Location, and Type of Review

TOWER TYPE	AP	PO	CN	CLO	CC	CG	CHO	CRE	IL	IG	MUPD (1)	MXPD	PIPD	PC
Stealth Towers ≤ 100'	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP
Stealth Towers >100' ≤ 125'	D	D	D	D	D	D	D	D	D	D	D	D(2)	D	D
Stealth Towers > 125'	B	B	B	B	B	B	B	B	B	B	B	B	B	B
Camouflage Towers	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP(2)	BP	BP
Monopole Towers ≤ 60'	D	D	B	B	D	D	B	B	D	D	B	B(2)	D	B
Monopole Towers > 60' and ≤ 100'	D	D	B	B	D	D	B	B	D	D	B	B(2)	D	B
Monopole Towers >100' and ≤ 150'	D	D	B	B	D	D	B	B	D	D	B	B(2)	D	B
Monopole Towers > 150' and ≤ 200'	D	D	B	B	D	D	B	B	D	D	B	B(2)	D	B
Monopole Towers >200' and ≤ 250'	D	A	A	A	B	B	A	A	D	D	A	A(2)	D	A
Monopole Towers >250'	B	A	A	A	A	A	A	A	B	B	A	A(2)	B	A
Self Support Towers ≤ 60'	BP	BP	*	*	*	BP	*	*	BP	BP	*	BP(3)	BP	BP
Self Support Towers > 60' and ≤ 100'	D	D	*	*	*	D	*	*	D	D	*	D(3)	D	D
Self Support Towers >100' and ≤ 150'	D	D	*	*	*	D	*	*	D	D	*	D(3)	D	D
Self Support Towers > 150' and ≤ 200'	D	B				B			D	D		D(3)	D	D
Self Support Towers > 200' and ≤ 250'	B	B				B			B	B		B(3)	B	B
Self Support Towers > 250'	B	A				A			B	B		B	A	A
Guyed Towers ≤ 60'	BP	BP				BP			BP	BP	BP	BP(3)	BP	BP
Guyed Towers > 60' and ≤ 100'	D	D				D			D	D	D	D(3)	D	D
Guyed Towers > 100' & ≤ 150'	D	D				D			D	D	D	D(3)	D	D
Guyed Towers > 150' & ≤ 200'	D	B				B			D	D	B	D(3)	D	B
Guyed Towers > 200' & ≤ 250'	B	B				B			B	B	B	B(3)	B	B
Guyed Towers > 250'	B	A				A			B	B	A	B(3)	B	A
FDOT (4)	D	D	D	D	D	D	D	D	D	D	D	D	D	D
FPL (5)	D	D	D	D	D	D	D	D	D	D	D	D	D	D

**Notes:**  
D = Development Review Officer (No Public Hearing)  
BP = Building Permit Review (No Public Hearing)  
B = Conditional use Review by ZC (1 Public Hearing)  
A = Conditional use Review by BCC (2 Public Hearings)  
(1) = Permitted in CH or CL FLU Designation over five acres [Relocated to Supplementary Use Standards for Stealth Tower in Article 4.B.9.C.1.c; Camouflage Tower in Article 4.B.9.C.2; Monopole in Article 4.B.9.C.3; Self Support in Article 4.B.9.C.4; and Guyed Tower in Article 4.B.9.C.5 ]  
(2) = CH and IND FLU Designation [CH relocated to Consolidate Use Matrix in Table 4.B.9.A, Commercial Communications Tower Use Matrix]  
(3) = Limited to IND FLU Designation  
(4) = I-95 and Florida Turnpike streets at least 250 feet in width [Relocated to Table 4.B.9.A, Commercial Communication Towers Matrix, note #2]  
(5) = Electrical transmission streets at least 250 feet in width [Relocated to Table 4.B.9.A, Commercial Communication Towers Matrix, note #1]  
\* = Not permitted in zoning district, unless otherwise allowed in association with non-residential uses as provided in this Section

2  
3

[Approval processes relocated to Table 4.B.9.A, Commercial Communication Towers Matrix]

Notes:

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [Relocated to: ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS
SUMMARY OF AMENDMENTS
(Updated 10/27/16)

1 Part 4. New ULDC Art. 4.B.9, Communication Towers, Commercial, is hereby established as
2 follows:
3

Table with 1 column: Reason for amendments: [Zoning]. Contains 2 numbered items describing the consolidation of Commercial Communication Tower regulations.

4 CHAPTER CB COMMUNICATION TOWER, COMMERCIAL USE CLASSIFICATION

5 Section 9 Commercial Communication Towers

6 A. Commercial Communication Towers Matrix
7

Table with 1 column: Reason for amendments: [Zoning]. Contains 10 numbered items detailing changes to the Use Matrix, including tower types, approval processes, and zoning designations.

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].

Stricken indicates text to be deleted.

Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT D9**

**COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS**

**(Updated 10/27/16)**

	Districts, Tower Location and Type of Review. This amendment adds EDC to indicate the same approval process in towers types already permitted in Light Industrial pod of PIPD. Approval for Electrical Transmission Line R-O-W and the FDOT R-O-W has been added to the MUPD with EDC FLU equally consistent with Light Industrial pod of PIPD.
11.	Currently all Use Matrices through the Code differentiate the approval process for Industrial Light pod, Industrial General pod and Commercial pod in PIPD. Table 4.C.3.I, Non-Residential Districts, Tower Location and Type of Review indicate approval for PIPD but does not specify what particular pod the approval is for. The consolidated Use Matrix simply utilizes the same approval process contained in the referenced table and makes it applicable to all pods.
12.	Amend the Use Matrix to reflect Article 4.B.9.D.1.c.1).e) standard related to Electrical Transmission Line R-O-W. The standard limits the approval of combined transmission/communication structures in Electrical Transmission Line R-O-W to Class A Conditional Use when the R-O-W is in a PUD. As a result, the Use Matrix will be changed from DRO as currently shown to Class A Conditional Use in the Civic, Commercial and Recreation pods of PUD as they are pods where towers are currently allowed.
13.	Clarify in the Use Matrix the maximum height allowed for Stealth Tower is 200 feet for consistency with existing maximum tower height standards for this tower type, already contained in the Code.
14.	Clarify in the Use Matrix the maximum height allowed for Camouflage Tower is 150 feet for consistency with existing maximum tower height standards for this tower type, already contained in the Code.
15.	Approval of towers in the Traditional Neighborhood Development (TND) Zoning District indicated in table 4.C.3.I, Residential District Tower Location and Type of Review, does not specify the land use zones where towers are permitted. The consolidated Use Matrix is not going to include approval of towers in Residential land use zone of TND for consistency with the prohibition of the use in Residential pod of PUD. The same situation applies to Open Space Recreation (OS Rec) in TND as when compared with PUD Recreation pod, TND does not include Golf Course which is the only case when some of the towers are allowed in the Recreation pod of PUD. Approval in TND will be applied to Neighborhood Center in the Urban/Suburban, Exurban and Rural Tiers only for those towers originally shown in table 4.C.3.I. The same concept is applied for the approval applicable to Electrical Transmission Line R-O-W and the FDOT R-O-W.
16.	Add Lattice to the name of Self Support Tower in the Use Matrix for consistency with the terminology used in Article 4.B.9.C.4 that has specific standards for this tower type.
17.	Antennas are regulated by specific requirements established by State Statutes 365.172 (13) which are indicated in Article 4.B.9.E, Share Use/Collocation. As a result, Antenna is removed from the Use Matrix.
18.	Indicate in the Use Matrix Electrical Transmission Line Right of Way (R-O-W) instead of FPL (Florida Power and Light) as the Commercial Communication Tower provisions are for any Electrical Transmission Line R-O-W regardless of what utility company is the utilizing it.
19.	Clarify in the Use Matrix that FDOT means Florida Department of Transportation and that the approval relates to the right-of-way for consistency with the standards in Article 4.B.9.D, Collocation in Right of Ways.
20.	Change approval process for Stealth Towers more than 125' to 200' in height as well as Self Support and Guyed Towers more than 150' to 250' in height in the Public Ownership (PO) Zoning District from Class B Conditional use to Class A Conditional Use. The change is requested by Facilities Department to allow the Board of County Commissioners (BCC) to review and approve towers in Public Ownership (PO) Zoning District.
21.	Include footnote in the Use Matrix to ensure the users of this Code review the Supplementary Use Standards that are applicable to each use Type to determine whether the use is allowed in a particular zoning district or identify the approval process. Since the Use Matrix is intended to show the most restrictive approval process, some uses may be indicated as prohibited or with a specific approval process that may be further clarified in the Supplementary Use Standards that allows the use to be subject to a lower level of approval when specific provisions are met.

1  
2

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:**].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:**].

.... A series of four bolded ellipses indicates language omitted to save space.







EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS  
(Updated 10/27/16)

1

<b>Reason for amendments:</b> [Zoning]
22. Relocate to consolidate reference for waivers applicable to government owned towers under the Waiver provisions contained in Article 4.B.9.G, Exemptions and Waivers.
23. Clarify what types of towers are regulated by the provisions developed in this part of the Code.

2 **CHAPTER C — COMMUNICATION TOWER, COMMERCIAL**

3 **B. General Standards**

4 ~~Commercial communication tower use shall comply with the following supplementary use~~  
5 ~~standards. If this Section prohibits a government-owned tower from being located at a specific~~  
6 ~~site and the tower is required to protect the public health, safety, or welfare, the applicable criteria~~  
7 ~~of this Section may be waived or modified by the BCC. In such cases the BCC shall make a~~  
8 ~~finding of fact justifying the modification. [Partially relocated to Art. 4.B.9.G.2, Government~~  
9 ~~Towers, related to Exemptions and Waivers]~~

10 ~~Commercial Communication Towers include provisions for any tower, pole or structure that~~  
11 ~~supports a device whose principal use is to facilitate transmissions for AM/FM radio, television,~~  
12 ~~microwave, cellular, personal wireless services, or related forms of electronic communications.~~  
13 ~~The regulations include provisions for Stealth, Camouflage, Monopole, Self Support/Lattice,~~  
14 ~~Guyed Towers. [Partially relocated from Art. 1.1.2.C.49, Communication Tower, Commercial~~  
15 ~~and Art. 4.B.1.A.31, Communication Towers, Commercial]~~

16 **Section 1 States of Emergency**

17 ~~The PZ&B Executive Director may waive the review timeframes in the event of a declared state of~~  
18 ~~emergency. [Ord. 2006-004] [Ord. 2012-027] [Relocated to Art. 4.B.9.G.1, States of Emergency]~~

19 **Section 2 Definitions**

20 ~~See Art. 1.I, DEFINITIONS AND ACRONYMS~~

21

<b>Reason for amendments:</b> [Zoning]
Existing text under Section 4, Standards, shown below was relocated to be above current Section 3, Siting Requirements.
24. The Code includes standards in Articles 4.B.9.C.1.g and 4.B.9.C.2.f, Associated Uses, applicable to Stealth and Camouflage Towers, that limit collocation of these two tower types to specific uses. This amendment clarifies that approval of Commercial Communication Towers on sites with other principal use may apply to some tower types only.

22 **Section 4 Standards**

23 **A1. Additional Uses Permitted on Lot Collocated Tower and Accessory Structures**

24 ~~Communication towers may be permitted on a lot with another principal use as provided~~  
25 ~~herein unless stated otherwise. [Relocated from Art. 4.C.4.A, Additional Uses Permitted~~  
26 ~~on Lot]~~

27 **a. Owned Parcel**

28 ~~Communication towers may be located on lots containing another principal use, including~~  
29 ~~another communication tower. [Relocated from Art. 4.B.9.B.1.b, Leased Parcel,~~  
30 ~~below]~~

31 **1b. Leased Parcel**

32 ~~Communication towers may be located on lots containing another principal use, including~~  
33 ~~another communication tower. [Relocated to Art. 4.B.9.B.1.a, Owned Parcel, above]~~  
34 ~~Separation between communication towers and other uses on the lot may be required to~~  
35 ~~ensure compatibility. [Relocated to Art. 4.B.9.B.2, Separation and Setbacks,~~  
36 ~~below] Towers may occupy a leased parcel on a lot that meets the minimum lot size~~  
37 ~~requirement of the district in which it is located. PBC may require execution of a unity of~~  
38 ~~title control, or other documentation as determined appropriate by the County Attorney,~~  
39 ~~for leased parcels that do not meet the minimum lot size requirement for the district in~~  
40 ~~which they are located. [Relocated from Art. 4.C.4.A.1, Lease Parcel]~~

41 **2c. Accessory Structures**

42 ~~Any structure accessory to communication towers, other than peripheral supports and~~  
43 ~~guy anchors, shall conform to the setback requirements for the district in which it is~~  
44 ~~located. [Relocated from Art. 4.C.4.A.2, Accessory Structures]~~

45 **B. Measurement of Height**

46 ~~All antennas, panels, and other attachments shall be included in the height measurement of the~~  
47 ~~tower structure, and shall not extend beyond its maximum permitted height. Lightning rods and~~  
48 ~~whip antennas, less than six inches in diameter, shall be excluded from this requirement.~~  
49 ~~[Relocated from Art. 4.B.9.B.6, Measurement of Height]~~

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS  
(Updated 10/27/16)

1

<b>Reason for amendments:</b> [Zoning]
25. Consolidate standard that requires all tower types to be subject to the minimum separation and setbacks from residential and non-residential zoning districts. The provisions were repeated under all tower type standards.

2

3

4

5

6

7

8

9

10

11

**C2. Separation and Setbacks from Residential Uses**

*Separation between communication towers and other uses on the lot may be required to ensure compatibility. [Relocated from Art. 4.C.4.A.1, Lease Parcel] Separation or setbacks for all towers shall be established, as provided in Tables 4.B.9.B, Minimum Separation and Setbacks for Towers Located in Residential Zoning Districts, and Table 4.B.9.B, Minimum Separation and Setbacks for Towers Located in Non-Residential Zoning Districts, unless stated otherwise herein. [Relocated from Art. 4.C.3.A.2, 4.C.3.B.2, 4.C.3.E.2, 4.C.3.F.2, and 4.C.3.G.2, Separation and Setbacks]*

<b>Reason for amendments:</b> [Zoning]
26. Consolidate redundant standards repeated for each tower type and all zoning districts to improve ease of use of the tower separation and setbacks table by reducing the current five-page table to one page.
27. Revise table title to better clarify that contents establish "Minimum" setbacks and separations.
28. Correct scrivener's error made during the 2003 Code re-write and reflected in Ord. 2003-067. This amendment includes Multifamily Residential (RM) Zoning District in the separation and setbacks table of residential zoning districts applicable to 250 feet height Guyed Tower and Self Support/Lattice Tower. Ordinance 1998-1 clearly includes RM Zoning District in the separation and setbacks table for these towers.
29. Clarify the maximum height of Stealth Tower is 200 feet for consistency with Supplementary Use Standards in Article 4.B.9.C.1.b.5), Stealth Tower.
30. Indicate that the maximum height of Camouflage Tower is 150 feet for consistency with the Supplementary Use Standards in Article 4.B.9.C.2.b.2)c), Camouflage Tower. Includes a footnote clarification to indicate that Camouflage Tower height is subject to additional height requirements based on number of providers.
31. Include a footnote to clarify that separation and setbacks for Monopole, Self Support/Lattice and Guyed Towers apply regardless of the height of the tower.
32. Add minimum setback and separation standard for Monopole, Self Support/Lattice and Guyed Towers when adjacent to nonresidential use or public right-of-way. The provision has been missing in the Code and it is added for consistency with the existing standard under Stealth Tower more than 125' in height.

12

13

14

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS  
(Updated 10/27/16)

1  
2

a. Towers Located in Residential Zoning Districts

Table 4.B.9.B – Minimum Separation and Setbacks for Towers Located in Residential Zoning Districts

TOWER TYPE	Adjacent to	AGR	AR/ RSA	AR/ USA	RE	RT	RS	RM	PUD	RVPD	MHPD	TND
Stealth Tower ≤ 100' to ≤ 125'	Residential Existing	150% of tower height for separation between tower and adjacent residential structures 100% of tower height for setback from property line										
	Residential Vacant	100% of tower height for setback from property line										
	Non-residential Vacant and Public ROW	100% of tower height for setback from property line										
Stealth Tower > 125' to Max. 200'	Residential Existing	150% of tower height for separation between tower and adjacent residential structures 100% of tower height for setback from property line										
	Residential Vacant	100% of tower height for setback from property line										
	Non-residential and Public ROW	20% of tower height or district setbacks whichever is greater										
Camouflage Tower Max. 150' (1)	Residential Existing	150% of tower height for separation between tower and adjacent residential structures 100% of tower height for setback from property line										
	Residential Vacant	100% of tower height for setback from property line										
	Non-residential and Public ROW	20% of tower height or district setbacks whichever is greater										
Monopole Tower (2)	Residential Existing	600% of tower height for separation between tower and adjacent residential structures 150% of tower height for setback from property line										
	Residential Vacant	150% of tower height for setback from property line										
	Non-residential and Public ROW	20% of tower height or district setbacks whichever is greater										
Self Support / Lattice Tower (2)	Residential Existing	600% of tower height, separation between tower and adjacent residential structures 150% of tower height setback from property line										
	Residential Vacant	150% of tower height setback from property line										
	Non-residential and Public ROW	20% of tower height or district setbacks whichever is greater										
Guyed Tower (2)	Residential Existing	Lesser of 600% of tower height or 1,500' separation between tower and adjacent residential structures and 150% of tower height for setback from property line										
	Residential Vacant	150% of tower height for setback from property line										
	Non-residential and Public ROW	20% of tower height or district setbacks whichever is greater										
Electric Transmission Line FPL		Height, tower type, and setbacks limited as provided in this section Art. 4.B.9, Commercial Communication Towers										
FDOT												
[Ord. 2005-002]												
Notes:												
(1)	Maximum height subject to the specific requirements contained in the Supplementary Use Standards.											
(2)	Applicable to any tower height											

3 [Consolidated Tables 4.C.3.I - Distances for Towers Located in and Adjacent to Residential Districts Separation and  
4 Setback]

5  
6 (This space intentionally left blank)

Notes:

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:**].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:**].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS  
(Updated 10/27/16)

1 **b. Towers Located in Non-Residential Zoning Districts**

2 **Table 4.B.9.B – Minimum Separation and Setbacks for Towers Located in Non-Residential Zoning Districts**

TOWER TYPE	Adjacent to	PC	AP	CN	CLO	CC	CHO	CG	CRE	UC	UI	IRO	IL	IG	IPF	PO	MUPD	MXPD	PIPD	LCC	
Stealth Towers Max. 200'	Residential Existing (1)	150% of tower height for separation and 100% of tower height for setback from property line																			
	Residential Vacant (2)	100% of tower height for setback from property line																			
	Non-Residential and Public ROW	20% of tower height or zoning district setbacks whichever is greater																			
Camouflage Towers Max. 150' (1)	Residential Existing (1)	150% of tower height for separation and 100% of tower height for setback from property line																			
	Residential Vacant (2)	100% of tower height for setback from property line																			
	Non-Residential and Public ROW	20% of tower height or zoning district setbacks whichever is greater																			
Monopole Tower (2)	Residential Existing (1)	600% of tower height for separation and 150% of tower height for setback from property line																			
	Residential Vacant (2)	150% of tower height for setback from property line																			
	Non-Residential and Public ROW	20% of tower height or zoning district setbacks whichever is greater																			
Self Support Lattice Tower (2)	Residential Existing (1)	600% of tower height for separation and 150% of tower height for setback from property line																			
	Residential Vacant (2)	150% of tower height for setback from property line																			
	Non-Residential and Public ROW	Lesser of 100% of tower height or zoning district setback substantiated by breakpoint calculations																			
Guyed Tower (2)	Residential Existing (1)	Lesser of 600% of tower height or 1,500' separation and 150% of tower height for setback from property line																			
	Residential Vacant (2)	150% of tower height for setback from property line																			
	Non-Residential and Public ROW	Lesser of 100% of tower height or district setback substantiated by breakpoint calculations																			
Electric Transmission Line FPL	Residential	150' setback from abutting residential property line																			
	Non-residential	100' setback from abutting non-residential property line																			
FDOT	Residential	150' setback from abutting residential property line																			
	Non-residential	75' setback from abutting residential property line																			
[Ord. 2015-006]																					
<b>Notes:</b>																					
(1) Maximum height subject to the specific requirements contained in the Supplementary Use Standards.																					
(2) Applicable to any tower height																					
% Separation or setback as a percentage of tower height																					

3  
4 **[Relocated from Table 4.C.3.I - Minimum Separation and Setbacks for Towers Located in Non-Residential Zoning Districts]**

5  
6  
7 **c. Conforming Use or Structure**  
8 Construction of any lawful residential or nonresidential structure within the required  
9 separation distance shall not create a nonconforming use or structure when an existing  
10 communication tower is established pursuant to the provisions of this Section in Art.  
11 4.B.9.B.2, Separation and Setbacks. **[Relocated from Art. 4.C.4.R, Creation of**  
12 **Nonconforming Use or Structure]**

13 **C3. Measurement of Separation and Setback from Residential Uses**

14 **1. Measurement of Separations and Setbacks**

15 **a. Existing Residential Use**

16 Separations from existing residential structures shall be measured from the wall of the  
17 closest principal residential structure to the base of the tower (See Figure 4.C.4.C,  
18 Measurement of Separation). **[Relocated from Art. 4.C.4.C.1.a, Existing Residential**  
19 **Use]**

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

~~Stricken~~ indicates text to be deleted.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

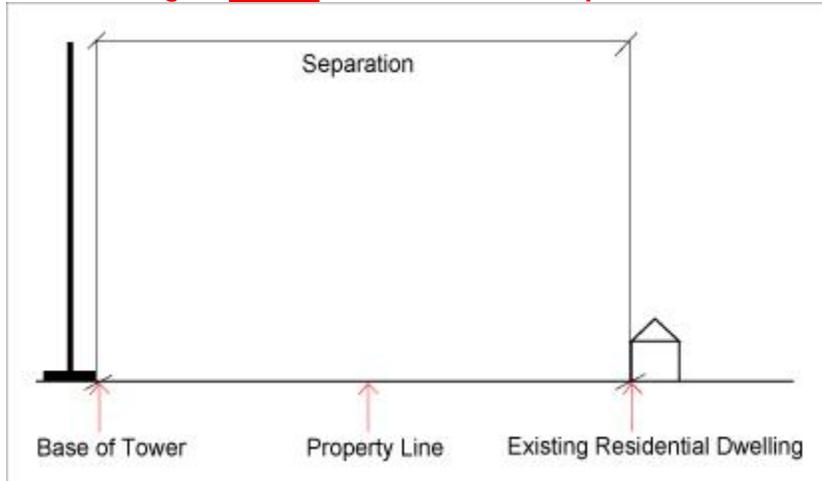
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS  
(Updated 10/27/16)

1

Figure 4.B.9.B - Measurement of Separation

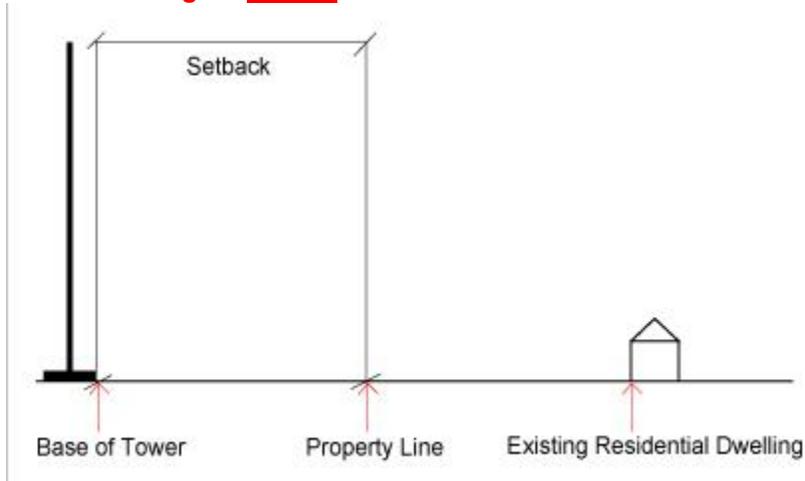


2  
3  
4  
5  
6  
7

**b. Vacant Residential Parcel**

*Setbacks from vacant residential parcels shall be measured from adjacent property lines to the base of the tower (See ~~Figure 4.C.4.C, Measurement of Setback~~). [Relocated from Art. 4.C.4.C.1.b, Vacant Residential Parcels]*

Figure 4.B.9.B - Measurement of Setback



8  
9  
10

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS  
(Updated 10/27/16)

1

<b>Reason for amendments:</b> [Zoning]
33. Complete Distance Between Towers table to include zoning districts where towers are allowed per the Use Matrix. The changes include: 1) Commercial and Recreation pods in PUD, Urban Center and Urban Infill, MUPD Commercial FLU designation, MXPDP, Lifestyle Commercial Center (LCC), and Open Space Recreation area of Traditional Marketplace Development (TMD) were grouped with commercial and recreation zoning districts of high intensity; 2) TND neighborhood Center was added to the provisions applicable to low intensity commercial zoning districts and residential zoning districts; and, 3) PUD Civic pod and MUPD with INST FLU designation were added to the same group of provisions applicable to IPF Zoning District as they have similar characteristics.

2  
3  
4  
5  
6

**D4. Distances/Separation Between Towers**

*Towers shall be subject to the following minimum distances between towers:* [Relocated from Art. 4.C.4.D, Distance/Separation Between Towers]

**Table 4.B.9.B - Distances Between Towers**

ZONING DISTRICT Tower Type	Zoning District							
	AGR, AR less than 10 acres, PC, and parcels less than 10 acres in AR	CC, CHO, CLO, CN, RE, RM, RS, RT, TND - NC	PUD: Commercial and Recreation pods. UC, UI CG, CRE, MUPD: CL and CH FLU. MXPDP, LCC, TND OSREC	Pparcels less than 10 acres in: AP, IG, IL, PIPD	Pparcels 10 or more acres in: AP, AR, IG, IL, PIPD	PO	PUD:Civic pod, MUPD: INST FLU, Public Civic Sites IPF	FPL Trans. R-O-Ws and FDOT R-O-Ws
<b>Stealth</b>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Camouflage</b>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Monopole</b>								
60' or less in height	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
>60' and to 100' or less in height	500 feet	660 feet	500 feet	N/A	N/A	N/A	300 feet	N/A
>100' and to 150' or less in height	660 feet	660 feet	660 feet	N/A	N/A	N/A	600 feet	N/A
>150' and to 200' or less in height	1,320 feet	1,320 feet	1,320 feet	1,320 feet	660 feet	660 feet	660 feet	660 feet
>200' and to 250' or less in height	2,640 feet	2,640 feet	2,640 feet	2,640 feet	1,320 feet	1,320 feet	1,320 feet	1,320 feet
>250' in height	3,960 feet	5,280 feet	5,280 feet	2,640 feet	1,320 feet	2,640 feet	2,640 feet	2,640 feet
<b>Self Support/Lattice</b>	5,280 feet	Not permitted	5,280 feet	1,320 feet	N/A	N/A	5,280 feet	5,280 feet
<b>Guyed</b>	5,280 feet	Not permitted	5,280 feet	2,640 feet	N/A	N/A	5,280 feet	5,280 feet

7  
8

[Relocated from Art. 4.C.4.D, Distance/Separation Between Towers]

<b>Reason for amendments:</b> [Zoning]
34. Delete duplicated text related to Type 2 Waiver applicable to distance between towers. It is already covered in Article 4.B.9.G.4, Type 2 Waivers.
35. Delete reference to the figure that relates to the distance between towers as the figure is immediately below the reference.

9  
10  
11  
12  
13  
14

**1. Type II Waiver**

~~A Type II Waiver to reduce the distance between towers may be granted subject to the requirements of Article 4.C.3.K, Type II Waiver from Required Dimensional Criteria. [Ord. 2012-027]~~

**2a. Measurement of Distance Between Towers**

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [Relocated to: ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

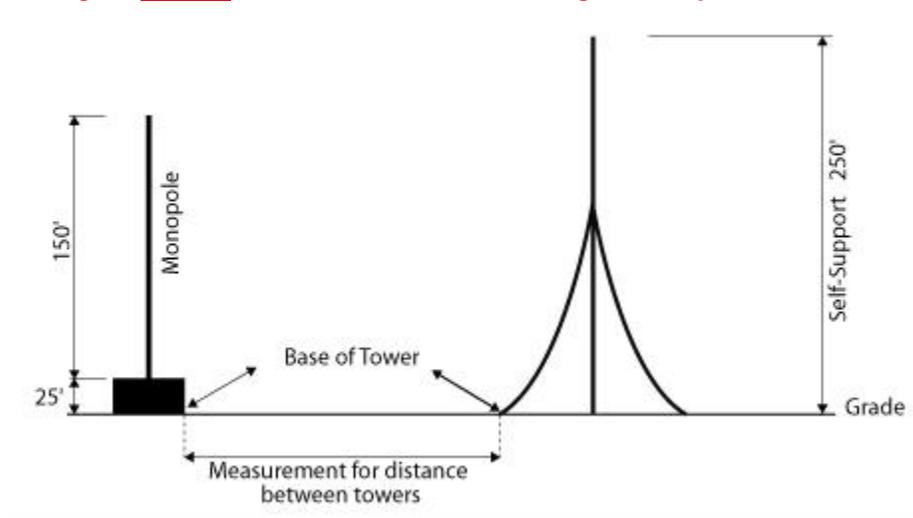
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS  
(Updated 10/27/16)

The distance between an existing and a proposed tower shall be measured at grade in a direct lineal fashion between the closest points of the base of the existing and the base of proposed towers (see Figure 4.B.9.B, Distance Between Existing and Proposed Towers). [Relocated from Art. 4.C.4.D.2, Measurements]

Figure 4.B.9.B - Distance Between Existing and Proposed Towers



Separations between towers located in different zoning districts shall be measured as follows: [Relocated from Art. 4.C.4.D.2, Measurements]

**a.1) Residential and Residential**

The greater of the distance between towers requirements shall apply between residentially zoned parcels. [Relocated from Art. 4.C.4.D.2.a, Residential and Residential]

**b.2) Residential and Non-Residential**

The greater of the distance between towers requirements shall apply between residentially and non-residentially zoned parcels. [Relocated from Art. 4.C.4.D.2.b, Residential to Non- Residential]

**c.3) Non-Residential and Non-Residential**

The lesser of the distance between towers requirements shall apply between non-residentially zoned parcels. [Relocated from Art. 4.C.4.D.2.c, Non- Residential and Non- Residential]

**d.4) Certification of Distance**

The distance between towers shall be certified by a professional engineer or a professional land surveyor and mapper, each of whom shall be licensed by the State of Florida. [Relocated from Art. 4.C.4.D.2.d, Certification of Distance]

**B5. Measurement of Tower Height**

All antennas and other attachments shall be included in the height measurement of the tower structure, and shall not extend beyond its maximum permitted height. Lightning rods and whip antennas, less than six inches in diameter, shall be excluded from this requirement. [Relocated from Art. 4.C.4.B, Measurement of Height]

**6. Parking**

Communication towers shall be exempt from the parking requirements of Article 6, Parking, unless otherwise required by the Zoning Director. [Relocated from Art. 4.C.4.I, Parking]

**Reason for amendments:** [Zoning]

36. Relocate barbed wire provisions to consolidate with standards in Article 5.B.1.A.2.e.1), Bared Wire Exception, related to dangerous wall materials.

**E7.-Perimeter Buffering**

**4a. Fence or Wall**

A fence or wall, a minimum of eight feet in height measured from finished grade, shall be constructed around the base of each communication tower and accessory equipment structure, and around each guy anchor. Access to the communication tower shall be through a locked gate. ~~Barbed wire along the top of the fence or wall may be used in any zoning district to preclude unauthorized tower access.~~ [Relocated from Art. 4.C.4.E.1, Fence/Wall]

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [Relocated to: ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS  
(Updated 10/27/16)

**2b. Landscaping**

*The landscape and buffer standards provided below shall be required around the perimeter of the tower, accessory structures, and guy anchors, unless waived as provided herein. These standards ~~shall~~ may be waived by the Zoning Director, unless otherwise required by the BCC or ZC when the proposed landscaping would not be visible from adjacent lots or streets. ~~Landscaping shall be installed along the exterior side of the required fence, unless the Zoning Director determines that the viability, survivability, or utility of the plant material is enhanced when located along the interior side of the fence or wall.~~ [Relocated from Art. 4.C.4.E.2, Landscaping]*

**1) Installation**

*Landscaping shall be installed along the exterior side of any required fences, unless the Zoning Director determines that the viability, survivability, or utility of the plant material is enhanced when located along the interior side of the fence or wall. [Partially relocated from Art. 4.B.9.B.7.b, Landscaping, above]*

**a-2) Leased Parcels**

*Landscaping shall be maintained pursuant to Article 7.F, Perimeter Buffer Landscape Requirements. The applicant shall execute a perpetual maintenance agreement with the property owner to ensure the maintenance of the landscape buffer if the buffer is installed outside of the leased parcel footprint. [Relocated from Art. 4.C.4.E.2.a, Leased Parcels]*

**Reason for amendments:** [Zoning]

37. Landscape buffer provisions for towers adjacent to residential originally requested a Type 3 buffer. In 1998, when the Commercial Communication Tower provisions were updated through Ord. 1998-1, the Type 3 Buffer requirements made the wall optional in accordance with the provisions in Ord. 1992-020. This amendment clarifies the original intent that towers adjacent to residential use or Future Land Use (FLU) designation are required to provide a buffer in compliance with the vegetative material and minimum buffer width only with not wall as it is in today's code for Type 3 Incompatibility Buffer.

**~~b.3) Adjacent to Residential FLU Designation, Zoning Uses or Districts or Use~~**

**~~1a) Towers Less than 50 feet from Existing Residential~~**

*A Type 3 ~~landscape Incompatibility Buffer~~ without a wall shall be installed between towers and adjacent lots with existing residential uses, ~~residential zoning~~, or FLU designations, pursuant to Article 7.F, Perimeter Buffer Landscape Requirements. [Relocated from Art. 4.C.4.E.2.b.1), Towers Less than 50 feet from Existing Residential]*

**~~2b) Towers More than 50 feet from Existing Residential~~**

*A Type 1 ~~landscape Incompatibility Buffer~~ shall be installed between towers and adjacent lots with existing residential uses, residential zoning, or residential FLU designations, pursuant to Article 7.F, Perimeter Buffer Landscape Requirements. [Relocated from Art. 4.C.4.E.2.b.2), Towers More than 50 feet from Existing Residential]*

**~~c4) Adjacent to Non-Residential Uses or Districts~~**

*Towers shall comply with the standards for landscape buffers between compatible uses of Article 7.F, Perimeter Buffer Landscape Requirements. [Relocated from Art. 4.C.4.E.2.c, Adjacent to Non-Residential Uses or Districts]*

**~~c3. Accessory Equipment and Structures~~**

*All accessory equipment and structures shall be located within the required perimeter buffering. [Relocated from Art. 4.C.4.E.3, Accessory Equipment and Structures]*

**Reason for amendments:** [Zoning]

38. Delete requirement to provide high voltage signage as the Building Code requires those signs to be attached to equipment.

**F—High Voltage Signs**

*If high voltage is necessary for the operation of the communication tower and it is present in a ground grid or in the tower, ~~warning signs shall be permanently attached to the exterior side of the perimeter fence and located every 20 feet. The signs shall display in bold letters at least eight inches high the following: "HIGH VOLTAGE DANGER".~~*

**8. Signage**

**~~1a. Signs and Advertising~~**

*The placement on a Monopole, Self-Support/Lattice, or Guyed Tower, of any signs, flags or appurtenances for advertising purposes, including company name, shall be prohibited. Signs or advertising may be permitted when in conjunction with a stealth tower when that structure is an integral element of a principal building or structure. [Relocated from Art. 4.C.4.J Signs and Advertising]*

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [Relocated to: ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS
SUMMARY OF AMENDMENTS
(Updated 10/27/16)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54

Reason for amendments: [Zoning]
39. Delete standard that requires identification tags to be posted on towers as it is requested by the Federal Communication Commission (FCC).

K. Identification Tags
Identification tags or signs shall be posted on all communication towers and facilities in accordance with FCC and OSHA requirements. The tags shall include the FCC tower registration number, or television or radio call numbers; the latitude and longitude of the tower; and, the name, address, and telephone number of the tower owner. The identification tags shall be visible from the perimeter fence, and shall be constructed of durable materials. The Zoning Director shall prescribe the size of the sign and the materials to be used.

O9. Generators
All permanently installed generators used on site shall use propane fuel. However, generators 125 kilowatts or greater may utilize diesel fuel. [Relocated from Art. 4.C.4.O, Generators]

210. Lighting
The least intensive nighttime method of illumination acceptable to the FAA shall be utilized. To the extent possible, strobe lighting or similar types of lighting shall not be utilized. All required lighting shall be maintained on an as needed basis by the owner of the tower. [Relocated from Art. 4.C.4.Q.2, Lighting]

11. Interference
4a. As provided by the FCC, towers shall not interfere with the normal operation of electrical or mechanical equipment located within surrounding properties. [Relocated from Art. 4.C.4.Q.4, Interference]

6. Airborne Spraying
6b. Towers or guy wires shall not impede the aerial mosquito control activities performed by PBC, as determined by the BCC, for the health, safety, and welfare of its residents. [Relocated from Art. 4.C.4.Q.6, Airborne Spraying]

H12. Building Permits
In addition to the review approval processes required in this Section Table 4.B.9.A, Commercial Communication Towers Matrix, a building permit shall be required for all towers, support and accessory structures, and antenna attachments, except as otherwise provided by Federal, State of Florida or local law. [Relocated from Art. 4.C.4.H, Building Permits]

7a. Accessory Structures
Building permits shall be required for all accessory structures related to an antenna. [Relocated from Art. 4.C.4.Q.7, Accessory Structures]

Reason for amendments: [Zoning]
40. Delete the term "panel" from the windload standards since the term has been used as something else other than an antenna when in fact panel is just one of many antenna types.

5b. Windload Standards
All antennas, panels and other tower attachments shall meet the required windload standards pursuant to Building Division review. Documentation indicating compliance with the windload standards shall be certified by a professional engineer, licensed in the State of Florida, and submitted to the Building Division at the time of building permit application. [Relocated from Art. 4.C.4.Q.5, Windload Standards]

Reason for amendments: [Zoning]
41. Delete redundant Aircraft Hazard standard that requires towers to be in compliance with the Federal Aviation Administration (FAA) regulations as existing standards already cover this topic.
42. Delete standard intended to clarify towers that were not considered utilities. This provision was in the Code to avoid Towers to be exempt from certain requirements applicable to utility uses. Commercial Communication Towers is its own use classification in Article 4 therefore there is no need for this standard to remain in the Code.

Q. Additional Standards and Requirements
1. Aircraft Hazard
a. Towers shall not be a hazard to air navigation as determined by the FAA.
bc. FAA Compliance Airport Regulations
Prior to the issuance of a building permit for a tower, proof of compliance with applicable requirements of the FAA and Article 16, Airport Regulations; of the Code, shall be provided in a manner acceptable to the Zoning Director. [Relocated from Art. 4.C.4.Q.1.b, related to Aircraft Hazard].
8. Public Utilities

Notes:
Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].
Stricken indicates text to be deleted.
Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS  
(Updated 10/27/16)

~~For the purposes of this Section, wireless communications, communication towers, and associated facilities shall not be considered public utilities.~~

Reason for amendments: [Zoning]

43. Create a new table that consolidates provisions related to the minimum number of providers for all tower types as it fits better under the General Standards applicable to all towers. Existing Camouflage Tower provisions that require proof of collocation prior to building permit is relocated to the Provider by Tower Type table as a footnote. The relocation will make applicable the requirement of proof of collocation for all towers that are required to provide two or more providers.

**13. Providers**

All communication towers, shall be constructed to accommodate a minimum number of providers as follows: [Partially relocated from Art. 4.C.6.A, Collocation]

**Table 4.B.9.B - Providers by Tower Type**

Tower Types (1)	Minimum Number of Providers
<u>Stealth</u>	Two Providers (2) [Relocated from Art. 4.C.3.A.6, Mandatory Collocation]
<u>Camouflage</u>	One Provider for a maximum 100' height tower [Relocated from Art. 4.C.3.B.3.b.1]
	Two Providers for a maximum 125' height tower [Relocated from Art. 4.C.3.B.3.b.2]
	Three Providers for a maximum 150' height tower [Relocated from Art. 4.C.3.B.3.b.3]
<u>Monopole, Self Support/Lattice and Guyed</u>	Two Providers [ Relocated from Art. 4.C.6.A, Collocation]
[Ord.]	
Notes:	
1.	Prior to the issuance of a building permit for a structure with two or more providers, the applicant shall provide proof of <u>share use/collocation</u> in a form acceptable to the County Attorney and Zoning Director. [Relocated from Art. 4.C.3.B.3.b.3]
2.	An applicant may not be required to accommodate the additional providers in the event the shared use/collocation review procedures indicate no other service provider wishes to collocate on the structure. [Relocated from Art. 4.C.3.A.6, Mandatory Collocation]

Reason for amendments: [Zoning]

44. Create a reference for antenna regulations to clarify where to find the applicable standards in the Code. The provisions in this use classification only relates to antennas attached to towers. Standards for antennas attached to buildings or structures have been relocated to Article 5.B, Accessory and Temporary Uses.

**14. Antenna**

Antennas attached to towers shall be subject to the standards contained in Art. 4.B.9, Commercial Communication Towers. Standards for antennas attached to other type of structure are addressed in Art. 5. Supplementary Standards.

**15. Inspections**

All towers shall be inspected in compliance as required by the Building Division. [Ord. 2006-004] [Relocated from Art. 4.C.4.Q.3, Inspections]

**16. Violation of Standards**

The property owners, as well as the tower owners, shall be responsible for violations of applicable standards. [Relocated from Art. 4.C.4.N, Violation of Standards]

~~**R. Creation of Nonconforming Use or Structure**~~

~~Construction of any lawful residential or nonresidential structure within the required separation distance shall not create a nonconforming use or structure when an existing communication tower is established pursuant to the provisions of this Section. [Relocated to Art. 4.B.9.B.2.a, Conforming Use or Structure - Related to Separation and Setbacks]~~

~~**S. Nonconforming Lots of Record**~~

~~Towers may be located on nonconforming lots of record provided the structure will comply with all sitting requirements of this Section without a Type II Waiver from any dimensional criteria as provided herein. [Ord. 2012-027] [Relocated to Art. 4.B.9.G.5, Nonconforming Lots of Record - Related to Exemptions and Waivers]~~

Reason for amendments: [Zoning]

45. Delete standard referencing permitted districts since the approval process for Stealth Tower is consolidated in the Use Matrix.

46. Delete duplicated separation and setbacks standards applicable to Stealth Tower as it is already contained and consolidated in tables 4.B.9.B, Minimum Separation and Setbacks for Towers Located

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [Relocated to: ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS
SUMMARY OF AMENDMENTS
(Updated 10/27/16)

Table with 2 columns: Amendment Number and Description. Contains items 47 and 48 regarding Stealth Tower regulations.

Section 3 Siting Requirements

C. Definitions and Supplementary Tower Standards

A1. Stealth Towers

1. Permitted Districts

Stealth facilities may be permitted and shall be reviewed as provided in Table 4.C.3.I, Residential District, Tower Location and Type of Review, and Table 4.C.3.1 Non-Residential Districts, Tower Location, and Type of Review, and as provided herein.

2. Separation and Setbacks

Separation or setbacks for stealth facilities shall be established as provided in Table 4.C.3.I, Distances for Towers Located in and Adjacent to Residential Districts Separation and Setback, and Table 4.C.3.1, Distances for Towers Located in Non-Residential Districts Separation and Setback. [Relocated to Art. 4.B.9.B.2, Separation and Setbacks]

a. Definition

A structure, which is not readily identifiable as a tower and is compatible with existing or proposed uses on site. The structure may or may not have a secondary function. [Relocated from Art. 1.1.2.S.85, Stealth Facility]

b. Typical Structures

Typical structures include but are not limited to bell tower, steeple, flagpole, cross, or water tank where antennas are typically concealed. [Relocated from Art. 1.1.2.S.84, Stealth Facility]

c. Approval Process - AGR, AR, RE Zoning Districts

In the AGR, AR/RSA, AR/USA, and RE Zoning Districts, Stealth Towers 100 feet in height or less may be approved through DRO Agency Review process when the parcel has an existing DRO approved Site Plan. Approval shall be subject to the Administrative Modification standards contained in Art. 2.

Reason for amendments: [Zoning]

49. The amendment relocates a footnote in table 4.C.3.I, Residential District Tower Location and Type of Review related to the approval process of Stealth Tower in Recreation pod of PUD to the use standards. While the Use Matrix shows that it is prohibited in the Recreation pod to reflect the most restrictive approval process, the standard indicates Class A Conditional Use approval since Stealth Towers are only permitted in Golf Courses.

50. Relocate footnote in table 4.C.3.I, Non-Residential Districts, Tower Location, and Type of Review related to minimum lot size of 5 acres needed to allow a Stealth Tower when located on MUPD with CL or CH FLU designation to be part of the standard of that tower type.

51. Allow approval of Stealth Tower 60 feet in height or less in Civic and Commercial pods of PUD to be approved by the DRO for consistency with Monopole, Self Support/Lattice and Guyed towers height approval. Approval of higher towers is subject to public hearing. The amendment is not applicable to recreation pod as it is limited to golf courses where the tower is subject to Class A Conditional Use. This approval process provides an opportunity for public participation as golf courses are areas typically visible from residential structures and may be reason for concern by residents.

d. Approval Process - Commercial and Civic Pod of PUD

In the Commercial pod and Civic pod of a PUD, Stealth Towers 60 feet in height or less may be approved by the DRO.

e. Location - Recreation Pod of PUD

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].

Stricken indicates text to be deleted.

Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS
SUMMARY OF AMENDMENTS
(Updated 10/27/16)

Stealth towers may be permitted in the Recreation pod of a PUD only when located on a Golf Course subject to Class A Conditional Use approval. [Ord. 2014-001] [Relocated from footnote in Table 4.C.3.I, Residential District Tower Location and Type of Review]

ef. Lot Size - MUPD

A Stealth Tower may be located in MUPD with CH and CL FLU designation with a minimum of five acres, provided the tower complies with all applicable regulations. [Partially relocated from footnote in deleted Table 4.C.3.I - Non-Residential Districts, Tower Location, and Type of Review]

3g. Criteria

Stealth structures shall comply with the following criteria:

- a-1) The structure shall be compatible with the architectural style of the existing buildings/structures on site and with the character of the surrounding area. A determination of architectural compatibility shall include, but not be limited to, color, type of building material, and architectural style;
b-2) The structure shall be consistent with the character of existing uses on site;
e-3) Communications equipment or devices shall not be readily identifiable;
d-4) The structure shall be related to and integrated into the existing natural and/or man-made environment to the greatest extent possible; and
e-5) The maximum height of the structure shall not exceed 200 feet.

Table with 2 columns: Reason for amendments: [Zoning] and Description of amendments (52-55).

4. Stealth Towers in Certain Residential Zoning Districts

Subject to the limitations provided in this subsection, stealth towers may be permitted in the following residential zoning districts: RT (Residential Transitional), RS (Single-family Residential), RM (Multi-family Residential), and PUD (Planned Unit Development) commercial, recreation, public or private civic pods only. [Ord. 2014-001]

a. Approval

Stealth towers shall be permitted and reviewed as provided in Table 4.C.3.I, Residential District Tower Location and Type of Review.

b. Separation and Setback from Existing Residential Structures

The minimum separation from any existing residential structure shall be 150 percent in tower height. In addition, the tower shall be setback a distance of at least 100 percent of tower height from any property line adjacent to an existing residential use.

c. Setback from Vacant Residential Property

The minimum setback from any adjacent vacant residential property shall be at least 100 percent of tower height from any such property line.

d. Setbacks from Nonresidential Zoning Districts of Public R-O-W

The minimum setback from any adjacent nonresidential zoning district or public streets shall be the greater of the required district setback or 20 percent of tower height.

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].

Stricken indicates text to be deleted.

Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS
SUMMARY OF AMENDMENTS
(Updated 10/27/16)

1

Reason for amendments: [Zoning]
56. The provisions contained in the "Associated Uses" standard further restricts the location of Stealth Towers by limiting it to be on sites where specific uses are already in operation.

2

3

eh. Associated Uses

The Stealth Towers shall be permitted only in association with the following uses: assembly, nonprofit institutional assembly; church or Place of Worship; College or University; Electric Power Generating Facility, excluding electrical transmission line streets as provided herein; government services; Passive Park, passive; Public Park, public; Golf Course and associated facilities; Schools, elementary or secondary; Solid Waste Transfer Station; Minor Utility minor; Electric Distribution Substations; or Water or Wastewater Treatment Plant; commercial, office or industrial development.

Stealth towers in the form of flagpoles shall be exempt from Article 8.G.3.C, Flags and Freestanding Flagpoles. [Relocated to Art. 4.B.9.C.1.h, Flagpoles, below] [Ord. 2014-001]

i. Flagpoles

Stealth towers in the form of flagpoles shall be exempt from Article 8.G.3.C, Flags and Freestanding Flagpoles. [Relocated from Art. 4.B.9.C.1.g, Associated Uses, above]

18

Reason for amendments: [Zoning]
57. Delete duplicated provision that allows Stealth Tower to apply for Type 2 Waivers. The provisions to waive separation, setback, distance between towers, height, and similar dimensional criteria are already contained in Article 4.B.9.G.3, Type 2 Waivers from Required Dimensional Criteria.
58. Relocate standard on the number of providers applicable to Stealth Towers to table 4.B.8.B, Providers by Tower Type, and consolidate similar regulations for all tower types.

19

20

5. Type II Waivers from Required Dimensional Criteria

A Type II Waiver from separation, setback, distance between towers, height, and similar dimensional criteria may be requested as provided in Article 4.C.3.K, Type II Waiver from Required Dimensional Criteria [Ord. 2012-027]

6. Mandatory Collocation

A stealth tower shall be required to accommodate a minimum of two providers. However, an applicant may not be required to accommodate the additional providers in the event the shared use/collocation review procedures of this Section indicate no other service provider wishes to collocate on the structure. [Partially relocated to Table 4.B.9.B, Providers by Tower Type]

7j. Public Parks Five Acres or Greater

The minimum separation between any existing residential structure, and Stealth Towers located in public parks five acres or greater shall be 125 percent of tower height. In addition, the tower shall be setback a distance of at least 75 percent of tower height from any property line adjacent to an existing residential use or vacant residential parcel or 20 percent of the tower height from any adjacent nonresidential zoning district or public ROW.

37

Reason for amendments: [Zoning]
59. Delete standard referencing permitted districts since the approval process for Camouflage Tower is consolidated in the Use Matrix.
60. Delete duplicated separation and setbacks standards applicable to Camouflage Tower as they are already contained and consolidated in tables 4.B.9.B, Minimum Separation and Setbacks for Towers Located in Non-Residential Zoning Districts, and 4.B.9.B, Minimum Separation and Setbacks for Towers Located in Residential Zoning Districts.
61. The amendment relocates a footnote in table 4.C.3.I, Residential District Tower Location and Type of Review related to the approval process of Camouflage Tower in a Recreation pod of a PUD to the use standards. While the Use Matrix shows it is prohibited in the Recreation pod to reflect the most restrictive approval process, the standard indicates Class A Conditional Use approval since Camouflage Towers are only permitted in Golf Courses.
62. Relocate footnote in table 4.C.3.I, Non-Residential Districts, Tower Location, and Type of Review related to minimum lot size of 5 acres needed to allow a Camouflage Tower when located on MUPD with CL or CH FLU designation to be part of the standard of that tower type.

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].

Stricken indicates text to be deleted.

Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS  
(Updated 10/27/16)

63. Allow approval of Camouflage Tower 60 feet in height or less in Civic and Commercial pods of PUD to be approved by the DRO for consistency with Monopole, Self Support/Lattice and Guyed towers height approval. Approval of higher towers is subject to public hearing. The amendment is not applicable to recreation pod as it is limited to golf courses where the tower is subject to Class A Conditional Use. This approval process provides an opportunity for public participation as golf courses are areas typically visible from residential structures and may be reason for concern by residents.

**B2. Camouflage Towers**

**1. Permitted Districts**

~~Camouflage towers shall be permitted and reviewed as provided in Table 4.C.3.I, Residential District Tower Location and Type of Review, and Table 4.C.3.I, Non-Residential Districts, Tower Location and Type of Review and as provided herein.~~

**2. Separation and Setbacks**

~~Separation and setbacks for camouflage facilities shall be established as provided in Table 4.C.3.I, Distances for Towers Located in and adjacent to Residential Districts Separations and Setback and Table 4.C.3.I, Distances for Towers Located in Non-residential Districts Separations and Setback. [Relocated to Art. 4.B.9.B.2, Separation and Setbacks]~~

**a. Definition**

~~A tower or structure, which is incorporated into and is compatible with existing or proposed uses on site [Relocated from Art. 1.1.2.C.1, Camouflage Tower] and the structure has an additional function other than antenna support. [Relocated from Art. 4.C.3.B.3, Criteria, below]~~

**b. Typical Structures**

~~Examples include but are not limited to antenna incorporated into site lighting at a park or incorporated into an electrical distribution center. [Relocated from Art. 1.1.2.C.1, Camouflage Tower]~~

**c. Location - Recreation Pod of PUD**

~~Camouflage Towers may be permitted in the Recreation pod of a PUD only when located on a Golf Course subject to Class A Conditional Use approval. [Ord. 2014-001] [Relocated from footnote in deleted Table 4.C.3.I, Residential District Tower Location and Type of Review]~~

**d. Approval Process - Commercial and Civic Pod of PUD**

~~In the Commercial pod and Civic pod of a PUD, Camouflage Towers 60 feet in height or less may be approved by the DRO.~~

**de. Lot Size - MUPD**

~~A Camouflage Tower may be located in MUPD with CH or CL FLU designation with a minimum of five acres, provided the tower complies with all applicable regulations. [Partially relocated from footnote in deleted Table 4.C.3.I - Non-Residential Districts, Tower Location, and Type of Review]~~

**Reason for amendments:** [Zoning]

64. Relocate standard on the number of providers applicable to Camouflage Towers to table 4.B.8.B, Providers by Tower Type, and consolidate similar regulations for all tower types. Existing Camouflage Tower provision that requires proof of collocation prior to building permit has been moved to the Provider by Tower Type table as a footnote. The relocation will make applicable the requirement of proof of collocation to all towers that are required to provide two or more providers which will include Stealth, Monopole, Self Support/Lattice and Guyed Towers.

**3. Criteria**

~~Camouflage towers shall comply with the following criteria:~~

~~a. The structure shall have an additional function other than antenna support. [Relocated to Art. 4.B.9.C.2.a, Definition, above. Related to Camouflage Tower]~~

~~b. The maximum height of the structure shall not exceed:~~

~~1) 100 feet for a single provider; [Relocated to Table 4.B.9.B, Providers by Tower Type]~~

~~2) 125 feet for a minimum of two providers; or [Relocated to Table 4.B.9.B, Providers by Tower Type]~~

~~3) 150 feet for a minimum of three providers. [Relocated to Table 4.B.9.B, Providers by Tower Type]~~

~~Prior to the issuance of a building permit for a structure with two or more providers, the applicant shall provide proof of collocation in a form acceptable to the County Attorney and Zoning Director. [Relocated to Table 4.B.9.B, Providers by Tower Type]~~

**Reason for amendments:** [Zoning]

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [Relocated to: ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS
SUMMARY OF AMENDMENTS
(Updated 10/27/16)

Table with 3 rows: 65. Delete Camouflage Tower Supplementary Use Standard... 66. The consolidated approval processes... 67. Delete duplicated reference to the separation and setback standards...

4. Camouflage Towers in Certain Residential Zoning Districts

Subject to the limitations provided in this subsection, camouflage towers may be permitted in the following residential zoning districts: RT (Residential Transitional), RS (Single-family Residential), RM (Multi-family Residential), and PUD (Planned Unit Development) commercial, recreation, public or private civic pods only. [Ord. 2014-001]

a. Approval

Camouflage towers shall be permitted and reviewed as provided in Table 4.C.3.I, Residential District Tower Location and Type of Review.

b. Separation and Setback from Existing Residential Structures

The minimum separation from any existing residential structure shall be 150 percent of tower height. In addition, the tower shall be setback a distance of at least 100 percent of tower height from any property line adjacent to an existing residential use.

c. Setback from Vacant Residential Property

The minimum setback from any adjacent vacant residential property shall be at least 100 percent of tower height from any such property line.

d. Setbacks from Nonresidential Zoning Districts of Public R-O-W

The minimum setback from any adjacent nonresidential zoning district or public streets shall be the greater of the required district setback or 20 percent of tower height.

Reason for amendments: [Zoning]
68. The provisions contained in the "Associated Uses" standard further restricts the location of Camouflage Towers...
69. Delete duplicated provision that allows Camouflage Tower to apply for Type 2 Waivers.

ef. Associated Uses

The Camouflage Towers shall be permitted only in association with the following uses: assembly, nonprofit institutional Assembly; church or Place of Worship; College or University; Electric Power Generating Facility, excluding electrical transmission line streets as provided herein; Government Services; Passive Park, passive; Public Park, public; Golf Course and associated facilities; Schools, elementary or secondary; Solid Waste Transfer Station; Minor Utility minor; Electric Distribution Substations; or Water or Wastewater Treatment plant; commercial, office or industrial development.

5. Type II Waivers

A Type II Waiver from separation, setback, distance between towers, height, and similar dimensional criteria may be requested as provided in Article 4.C.3.K, Type II 2 Waiver from Required Dimensional Criteria. [Ord. 2012-027]

6g. Additional Submission Requirements

Applications for approval to install a Camouflage Tower shall include the following information:

- a. A colorized illustration or representation of the proposed tower.
b. The height, diameter, and coloration of the proposed facility.
c. A statement of compatibility to indicate the nature and character of the surrounding area, and how the proposed facility will be consistent with the overall characteristics of the area.

7h. Public Parks Five Acres or Greater

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].

Stricken indicates text to be deleted.

Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS

(Updated 10/27/16)

1 The minimum separation between any existing residential structure, and camouflage  
2 ~~¶~~Towers located in public parks five acres or greater shall be 125 percent of tower height.  
3 In addition, the tower shall be setback a distance of at least 75 percent of tower height  
4 from any property line adjacent to an existing residential use or vacant residential parcel  
5 or 20 percent of the tower height from any adjacent non-residential zoning district or  
6 public R-O-W.  
7

Reason for amendments: [Zoning]	
70.	Delete standard referencing permitted districts since the approval process for Monopole Tower is consolidated in the Use Matrix.
71.	Delete duplicated separation and setbacks standards applicable to Monopole Tower as it is already contained and consolidated in tables 4.B.9.B, Minimum Separation and Setbacks for Towers Located in Non-Residential Zoning Districts, and 4.B.9.B, Minimum Separation and Setbacks for Towers Located in Residential Zoning Districts.
72.	Relocate footnote in table 4.C.3.I, Non-Residential Districts, Tower Location, and Type of Review related to minimum lot size of 5 acres needed to allow a Monopole Tower when located on MUPD with CL or CH FLU designation to be part of the standard of that tower type.
73.	Existing footnote in the Non-Residential Districts, Tower Location and Type of Review table indicates approval of Stealth, Camouflage, Monopole and Guyed Towers may only be approved in an MUPD with a CH and CL FLU designation on sites over five acres. The footnote was relocated to be a Supplementary Use Standard in the mentioned towers.

8  
9 **E3. Monopole Towers**

10 **1. Permitted Districts**

11 ~~Monopole towers may be permitted and shall be reviewed as provided in Table 4.C.3.I,~~  
12 ~~Residential Districts Tower Location, and Type of Review, and Table 4.C.3.I, Non-~~  
13 ~~Residential Districts, Tower Location, and Type of Review.~~

14 **2. Separations and Setbacks**

15 ~~Monopole towers shall provide the separations and setbacks as established in Table~~  
16 ~~4.C.3.I, Distances for Towers Located in and Adjacent to Residential Districts Separation~~  
17 ~~and Setback, and Table 4.C.3.I, Distances for Towers Located in and Adjacent to Non-~~  
18 ~~Residential District Separation and Setback. [Relocated to Art. 4.B.9.B.2, Separation~~  
19 ~~and Setbacks]~~

20 **a. Definition**

21 ~~A structure that consists of a single pole supported by a permanent foundation.~~  
22 **[Relocated from Article 1.1.2.M.50, Monopole Tower]**

23 **b. Lot Size - MUPD**

24 ~~A Monopole Tower may only be located in an MUPD with CH or CL FLU designation with~~  
25 ~~a minimum of five acres, provided the tower complies with all applicable regulations.~~  
26 **[Partially relocated from footnote in deleted Table 4.C.3.I - Non-Residential**  
27 **Districts, Tower Location, and Type of Review]**

28 **3c. Increase in Height**

29 The height of a ~~¶~~Monopole ~~¶~~Tower may be increased as provided herein.

30 **a.1) Percentage of Increase**

31 The height of a proposed ~~¶~~Monopole ~~¶~~Tower may be increased by 20 percent, one  
32 time only, without regard to required separation or setback requirements, for all  
33 applications which provide proof of the collocation of an additional personal wireless  
34 service provider. Additional increases are subject to setbacks and separations of this  
35 Code.

36 **b.2) Proof of Collocation**

37 Proof of collocation shall be provided in a form acceptable to the County Attorney  
38 and the Zoning Director. Proof of collocation shall include an executed contract or  
39 lease providing for use of the facility for a period of at least ten years.  
40

Reason for amendments: [Zoning]	
74.	Delete standard referencing permitted districts since the approval process for Self Support/Lattice Tower is consolidated in the Use Matrix.
75.	Delete duplicated separation and setbacks standards applicable to Self Support/Lattice Tower as it is already contained and consolidated in tables 4.B.9.B, Minimum Separation and Setbacks for Towers Located in Non-Residential Zoning Districts, and 4.B.9.B, Minimum Separation and Setbacks for Towers Located in Residential Zoning Districts.

41 **F4. Self Support/Lattice Towers**

42 **1. Permitted Districts**

43 ~~Self support or lattice towers may be permitted and shall be reviewed as provided in~~  
44 ~~Table 4.C.3.I, Residential District Tower Location and Type of Review and Table 4.C.3.I,~~  
45 ~~and Type of Review. Non-Residential District Tower Location.~~  
46

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS  
(Updated 10/27/16)

~~2. Separations and Setbacks~~

~~Lattice towers shall provide the separations and setbacks as established in Table 4.C.3.I, Distances for Towers Located in and Adjacent to Residential Districts Separation and Setback, and Table 4.C.3.I, Distances for Towers Located in and Adjacent to Non-Residential Districts Separation and Setback. [Relocated to Art. 4.B.9.B.2, Separation and Setbacks]~~

~~a. Definition~~

~~A structure that is constructed without guy wires or ground anchors. [Relocated from Article 1.1.2.S.23, Self Support/Lattice Tower]~~

Reason for amendments: [Zoning]

76.	Delete standard referencing permitted districts since the approval process for Guyed Tower is consolidated in the Use Matrix.
77.	Delete duplicated separation and setbacks standards applicable to Guyed Tower as it is already contained and consolidated in tables 4.B.9.B, Minimum Separation and Setbacks for Towers Located in Non-Residential Zoning Districts, and 4.B.9.B, Minimum Separation and Setbacks for Towers Located in Residential Zoning Districts.
78.	Relocate footnote in table 4.C.3.I, Non-Residential Districts, Tower Location, and Type of Review related to minimum lot size of 5 acres needed to allow a Guyed Tower when located on MUPD with CL or CH FLU designation to be part of the standard of that tower type.
79.	Existing footnote in the Non-Residential Districts, Tower Location and Type of Review table indicates approval of Stealth, Camouflage, Monopole and Guyed Towers may only be approved in an MUPD with a CH and CL FLU designation on sites over five acres. The footnote was relocated to be a Supplementary Use Standard in the mentioned towers.

~~G5. Guyed Towers~~

~~1. Permitted Districts~~

~~Guyed towers may be permitted and shall be reviewed as provided in Table 4.C.3.I, Residential District Tower Location and Type of Review and Table 4.C.3.I, Non-Residential District Tower Location and Type of Review~~

~~2. Separations and Setbacks~~

~~Guyed towers shall provide the separations and setbacks as established in Table 4.C.3.I, Distances for Towers Located in and Adjacent to Residential Districts Separation and Setback, and Table 4.C.3.I, Distances for Towers Located in and Adjacent to Non-Residential Districts Separation and Setback. [Relocated to Art. 4.B.9.B.2, Separation and Setbacks]~~

~~a. Definition~~

~~A structure that is supported either partially or completely by guy wires and ground anchors. [Relocated from Article 1.1.2.G.37, Guyed Tower]~~

~~b. Lot Size - MUPD~~

~~A Guyed Tower may only be located in an MUPD with CH or CL FLU designation 4 a minimum of five acres, provided the Tower complies with all applicable regulations. [Partially relocated from footnote in deleted Table 4.C.3.I - Non-Residential Districts, Tower Location, and Type of Review]~~

~~3c. Setbacks~~

~~Breakpoint calculations may be provided to demonstrate a tower will collapse within the minimum required district setbacks. Breakpoint calculations shall be certified by a professional engineer, licensed in the State of Florida.~~

~~4d. Anchors~~

~~Peripheral supports and guy anchors may be located within required setbacks provided they shall be located entirely within the boundaries of the property on which the communication tower is located. Peripheral supports and guy anchors shall be located at least ten feet from all property lines.~~

Notes:

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS

(Updated 10/27/16)

1

Reason for amendments: [Zoning]	
80.	Change towers separation and setback table title to delete adjacency of the towers as it is already identified within the content of the table under Residential Existing, Residential Vacant and Non-residential.
81.	Delete > More Than, < Less than, Not Less Than (NLT), Not More Than (NMT), and Property Line (PL) from the foot note in the towers separation and setback table. The proposed consolidated table clarifies the concepts by utilizing the appropriate terminology applicable to every specific tower type.
82.	Delete footnote #1 related to the pods in Planned Unit Developments (PUDs) in which towers can be located. This table relates to separation and setbacks and the deleted note relates to approval which is already addressed in the Use Matrix.
83.	Delete footnotes #2 and #3 to consolidate in the separation and setback standards of all tower types by zoning district.
84.	Foot note clarifies that use of percentage in setback or separation standards relates to a ratio of the tower height, therefore there is no need to repeat in the standards applicable to Camouflage Tower adjacent to non residential and Public ROW.

2

3

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS  
(Updated 10/27/16)

1

**Table 4.C.3.1 – Distances for Towers Located in and Adjacent to Residential Districts Separation and Setback**

TOWER TYPE	AGR	RSA	AR/ USA	RE	RT	RS	RM	PUD (1)	RVPD	MHPD	TND	
Stealth Towers ≤ 100'	residential existing (2)	150% NLT 100% from PL	100-150% NLT % from PL	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL					
	residential vacant (3)	NLT 100% from PL										
	non-residential vacant (3)	NLT 100% from PL										
Stealth Towers >100' ≤ 125'	residential existing (2)	150% NLT 100% from PL	150% NLT % from PL	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL					
	residential vacant (3)	NLT 100% from PL										
	non-residential vacant (3)	NLT 100% from PL										
Stealth Towers > 125'	residential existing (2)	150% NLT 100% from PL	150% NLT % from PL	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL					
	residential vacant (3)	NLT 100% from PL										
	non-residential Public ROW	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater
Camouflage Towers	residential existing (2)	150% NLT 100% from PL	150% NLT % from PL	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL	150% NLT 100% from PL					
	residential vacant (3)	NLT 100% from PL										
	non-residential Public ROW	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater	20% of tower height or district setbacks which-ever is greater

[Ord. 2005-002] [Ord. 2014-001]

**Notes:**

- (1) = Permitted in public or private civic, and commercial pods; or a Recreational Pod only when located on a Golf Course. ~~[Ord. 2014-001]~~
- (2) = Percent measured as a separation between lower and adjacent residential structures
- (3) = Measured as a setback from property lines of lower location
- (4) = Height tower type and setbacks limited as provided in this section **[Relocated to table 4.B.9.B - Minimum Separation and Setbacks for Towers Located in Residential Zoning Districts, for FDOT and FPL Tower Types]**

2 Consolidated in Table 4.B.9.B – Minimum Separation and Setbacks for Towers Located in  
3 Residential Zoning Districts

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS  
(Updated 10/27/16)

1

<b>Reason for amendments:</b> [Zoning]
85. Delete specific ranges of height in Monopole, Self Support and Guyed Towers since the separation and setback requirements are established based on percentage of the tower height and the requirements do not differ between different tower heights.

2

**Table 4.C.3.1 – Distances for Towers Located in and Adjacent to Residential Districts  
Separation and Setback – Continued**

TOWER TYPE		AGR	RSA	AR/ USA	RE	RT	RS	RM	PUD (1)	RVPD	MHPD	TND
Monopole Towers ≤ 60'	residential existing (2)	600%, NLT 150% from PL										
	residential vacant (3)	NLT 150% from PL										
Monopole Towers > 60' and ≤ 100'	residential existing (2)	600%, NLT 150% from PL										
	residential vacant (3)	NLT 150% from PL										
Monopole Towers > 100' and ≤ 150'	residential existing (2)	600%, NLT 150% from PL										
	residential vacant (3)	NLT 150% from PL										
Monopole Towers > 150' and ≤ 200'	residential existing (2)	600%, NLT 150% from PL										
	residential vacant (3)	NLT 150% from PL										
Monopole Towers > 200' and ≤ 250'	residential existing (2)	600%, NLT 150% from PL										
	residential vacant (3)	NLT 150% from PL										
Monopole Towers > 250'	residential existing (2)	600%, NLT 150% from PL										
	residential vacant (3)	NLT 150% from PL										

[Ord. 2005-002]

3 Consolidated in Table 4.B.9.B – Minimum Separation and Setbacks for Towers Located in  
4 Residential Zoning Districts

5

<b>Reason for amendments:</b> [Zoning]
86. Correct scrivener's error made during the consolidation of Commercial Communication Tower standards in Ord. 2003-067 where the separation and setbacks requirements for Self Support/Lattice towers in the RT Zoning District were shifted between towers adjacent to residential existing and residential vacant, as originally contained in Ord. 1998-1. The amendment is made for consistency with the original intent of the Code to protect existing residential structures and the requirements in

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:**].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:**].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS  
(Updated 10/27/16)

other zoning districts for the same tower type. The new table in Article 4.B.9.B.2.a, Towers Located in Residential Zoning District is reflecting the change.

**Table 4.C.3.1 – Distances for Towers Located in and Adjacent to Residential Districts Separation and Setback – Continued**

TOWER TYPE		AGR	RSA	AR/USA	RE	RT	RS	PUD (1)	RVPD	MHPD	TND
Self-Support Towers ≤ 60'	residential existing (2)	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL
	residential vacant (3)	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	600%, NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL
Self-Support Towers > 60' and ≤ 100'	residential existing (2)	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL
	residential vacant (3)	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	600%, NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL
Self-Support Towers > 100' and ≤ 150'	residential existing (2)	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL
	residential vacant (3)	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	600%, NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL	NLT 150% from-PL
Self-Support Towers > 150' and ≤ 200'	residential existing (2)	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL	600%, NLT 150% from-PL
	residential vacant (3)	NLT 150% from-PL									
Self-Support Towers > 200' and ≤ 250'	residential existing (2)	600%, NLT 150% from-PL									
	residential vacant (3)	NLT 150% from-PL									
Self-Support Towers > 250'	residential existing (2)	600%, NLT 150% from-PL									
	residential vacant (3)	NLT 150% from-PL									

Consolidated in Table 4.B.9.B – Minimum Separation and Setbacks for Towers Located in Residential Zoning Districts

Notes:

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:**].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:**].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS  
(Updated 10/27/16)

1

**Table 4.C.3.1 – Distances for Towers Located in and Adjacent to Residential Districts  
Separation and Setback – Continued**

TOWER TYPE	AGR	RSA	AR/ USA	RE	RT	RS	RM	PUD (1)	RVPD	MHPD	TND
Guyed Towers ≤ 60'	residential existing (2)	< of 600% or 1,500'; NLT 150% from PL									
	residential vacant (3)	NLT 150% from PL									
Guyed Towers > 60' and ≤ 100'	residential existing (2)	< of 600% or 1,500'; NLT 150% from PL									
	residential vacant (3)	NLT 150% from PL									
Guyed Towers > 100' and ≤ 150'	residential existing (2)	< of 600% or 1,500'; NLT 150% from PL									
	residential vacant (3)	NLT 150% from PL									
Guyed Towers > 150' and ≤ 200'	residential existing (2)	< of 600% or 1,500'; NLT 150% from PL									
	residential vacant (3)	NLT 150% from PL									
Guyed Towers > 200' and ≤ 250'	residential existing (2)	< of 600% or 1,500'; NLT 150% from PL									
	residential vacant (3)	NLT 150% from PL									

2  
3  
4  
5

**Consolidated in Table 4.B.9.B – Minimum Separation and Setbacks for Towers Located in Residential Zoning Districts**

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:**].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:**].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS  
(Updated 10/27/16)

1

**Table 4.C.3.I – Distances for Towers Located in and Adjacent to Residential Districts  
Separation and Setback – Continued**

TOWER TYPE	TND	AGR	RSA	AR/ USA	RE	RS	RT	PUD (1)	RVPD	MHPD	TND
Guyed Towers > 250'	residential existing (2)	< of 600% or 1,500'; NLT 150% from PL	< of 600% or 1,500'; NLT 150% from PL	< of 600% or 1,500'; NLT 150% from PL	< of 600% or 1,500'; NLT 150% from PL	< of 600% or 1,500'; NLT 150% from PL	< of 600% or 1,500'; NLT 150% from PL	< of 600% or 1,500'; NLT 150% from PL	< of 600% or 1,500'; NLT 150% from PL	< of 600% or 1,500'; NLT 150% from PL	< of 600% or 1,500'; NLT 150% from PL
	residential vacant (3)	NLT 150% from PL									
FDOT		(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)
FPL		(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)
<b>Notes:</b>											
< = Less than (1) = Limited to public civic site locations (2) = Percent measured as a separation between tower and adjacent residential structures (3) = Measured as a setback from property line of tower location (4) = Height, tower type, and setbacks limited as provided in this section <b>[Relocated to Table 4.B.9.B - Minimum Separation and Setbacks for Towers Located in Residential Zoning Districts, related to FDOT and FPL Towers.]</b> % = Separation or setback measured as a percentage of tower height > = More than NMT = Not more than NLT = Not less than PL = Property line											

2  
3  
4

**Consolidated in Table 4.B.9.B – Minimum Separation and Setbacks for Towers Located in Residential Zoning Districts**

Reason for amendments: [Zoning]
87. Delete footnote #1 to include directly in the table under separation standards where applicable.
88. Delete footnote #2 as it is self explanatory. Setbacks are measured from the property line unless stated otherwise in the Code.
89. Delete note #3 which refers to applicability of towers setback and separation in MUPD with CH, CL, INST, and IND FLU designation. The Use Matrix dictates the zoning districts where towers are allowed and the the FLU designations related to MUPD indicated in note #3 are already in the Use Matrix.
90. Delete note #4 which refers to towers setback and separation in MXPD with CH FLU designation. The note is redundant as the Use Matrix dictates the zoning districts where towers are allowed and the FLU designation associated to MXPD indicated in note #3 is already in the Use Matrix.
91. Foot note clarifies that use of percentage in setback or separation standards relates to a ratio of the tower height, therefore there is no need to repeat in the standards applicable to Camouflage Tower adjacent to non residential and Public R-O-W.

5  
6  
7

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS  
(Updated 10/27/16)

1

**Table 4.C.3.1 – Minimum Separation and Setbacks for Towers Located in Non-Residential Zoning Districts**

TOWER TYPE	Adjacent to	PC	AP	CN	CLO	CC	CHO	CG	CRE	UC	UI	IRO	IL	IG	IPF	PO	MUPD (3)	MXPD (4)	PIPD	LCC
Stealth Towers	Residential Existing (1)	150% separation and 100% setback from Property Line																		
	Residential Vacant (2)	100% setback from Property Line																		
	Non-Residential and Public ROW	20% or district setbacks whichever is greater																		
Camouflage Towers	Residential Existing (1)	150% separation and 100% setback from Property Line																		
	Residential Vacant (2)	100% from setback Property Line																		
	Non-Residential and Public ROW	20% or district setbacks whichever is greater																		
Monopole Towers	Residential Existing (1)	600% separation and 150% setback from Property Line																		
	Residential Vacant (2)	150% setback from Property Line																		
	Non-Residential	20% or district setbacks whichever is greater																		
Self Support Towers	Residential Existing (1)	600% separation and 150% setback from Property Line																		
	Residential Vacant (2)	150% setback from Property Line																		
	Non-Residential	Lesser of 100% of tower height or district setback substantiated by breakpoint calculations																		
Guyed Towers	Residential Existing (1)	Lesser of 600% or 1,500' separation and 150% setback from Property Line																		
	Residential Vacant (2)	150% setback from Property Line																		
	Non-Residential	Lesser of 100% of tower height or district setback substantiated by breakpoint calculations																		
FDOT	Residential	150' setback from abutting residential property line																		
	Non-residential	75' setback from abutting non-residential property line																		
FPL	Residential	150' setback from abutting residential property line																		
	Non-residential	100' setback from abutting residential property line																		
<b>[Ord. 2015-###]</b>																				
<b>Notes:</b>																				
(1) Percentage measured as a separation between tower and adjacent residential structures																				
(2) Measured from property line of tower location.																				
(3) Limited to Commercial High (CH), Commercial Low (CL), Institutional (INST) and Industrial (IND) FLU Designations																				
(4) Limited to Commercial High (CH) Designation																				
% Separation or setback as a percentage of tower height																				

2  
3  
4  
5

**[Relocated to Art. 4.B.9.B.3.c, Setbacks for Towers Located in Non-Residential Zoning Districts]**

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS  
(Updated 10/27/16)

1

<b>Reason for amendments:</b> [Zoning]
92. Delete the term "panel" from Transmission Poles standard since the term has been used as something else other than an antenna when in fact panel is just one of many antenna types.

2

3

**D. Collocation in Streets**

4

**C1. Electrical Transmission Line Streets**

5

*Communication towers, antennas, and related facilities may be located in such streets as provided herein. [Relocated from Art. 4.C.3.C, Electrical Transmission Line Street]*

6

7

**4a. Transmission Poles**

8

*Antennas attached to existing electrical transmission poles shall not be required to obtain building permits. Building permits are required for accessory structures, such as equipment cabinets, constructed to support such antennas or panels. Height increases to transmission poles to allow antenna attachment shall be subject to the provisions of this Section. [Relocated from Art. 4.C.3.C.1, Transmission Poles]*

9

10

11

12

13

<b>Reason for amendments:</b> [Zoning]
93. Update reference of the table number and title that contains the approval process of Commercial Communication Towers to reflect the changes in this exhibit.
94. Delete standard that allows approval of combined transmission/communication structures in Electrical Transmission Line street located in PUD to Class A Conditional Use. The Use Matrix has been amended to reflect that approval.

14

15

**2b. Combined Transmission/Communication Structures**

16

*Combined transmission/communication structures may be installed in an electrical transmission streets as provided in Table 4.C.3.I, Residential District Tower Location and Type of Review, and Table 4.C.3.I, Non-Residential District Tower Location and Type of Review 4.B.9.A, Commercial Communication Towers Matrix, and subject to the following requirements. [Relocated from Art. 4.C.3.C.2, Combined*

17

18

19

20

21

**Transmission/Communication Structures]**

22

*a1) Structures installed in transmission line streets with a residential Plan and Zoning designation shall be: [Relocated from Art. 4.C.3.C.2.a.]*

23

24

*4a) Be located in streets a minimum of 250 feet in width; [Relocated from Art. 4.C.3.C.2.a.1)]*

25

26

*2b) Be limited to combination structures which are similar to monopole towers; [Relocated from Art. 4.C.3.C.2.a.2)]*

27

28

*3c) Not exceed No more than 100 feet in height, however the height may be increased to a maximum of 125 feet if an additional provider is accommodated, and proof of collocation is provided in a form acceptable to the County Attorney and the Zoning Director; [Relocated from Art. 4.C.3.C.2.a.3)]*

29

30

31

*4d) Be setback a minimum 150 feet from any property line possessing a residential designation; and, [Relocated from Art. 4.C.3.C.2.a.4)]*

32

33

*5) Not be located within a PUD unless approved by the BCC as a Class A conditional use; and [Relocated to Table 4.B.9.A, Commercial Communication Tower Matrix]*

34

35

36

*6e) Require review as provided in Table 4.C.3.I, Residential District Tower Location and Type of Review, and Table 4.C.3.I, Non-Residential District Tower Location and Type of Review 4.B.9.A, Commercial Communication Towers Matrix. [Relocated from Art. 4.C.3.C.2.a.6)]*

37

38

39

40

*b2) Transmission lines streets in areas with a nonresidential Plan and Zoning designation shall be: [Relocated from Art. 4.C.3.C.2.b.]*

41

42

*4a) Be located in streets a minimum of 250 feet in width; [Relocated from Art. 4.C.3.C.2.b.1)]*

43

44

*2b) Be limited to combination structures which are similar to Monopole Towers or Self Support/Lattice Towers; not exceed 300 feet in height; [Relocated from Art. 4.C.3.C.2.b.2)]*

45

46

*3c) Be setback a minimum of 200 feet from any property line possessing a nonresidential designation; and [Relocated from Art. 4.C.3.C.2.b.3)]*

47

48

*4d) Be setback a minimum of 100 feet from any property line possessing a nonresidential designation; and, [Relocated from Art. 4.C.3.C.2.b.4)]*

49

50

*5e) Require review as provided in Table 4.C.3.I, Residential District Tower Location and Type of Review, and Table 4.C.3.I, Non-Residential District Tower Location and Type of Review 4.B.9.A, Commercial Communication Towers Matrix. [Relocated from Art. 4.C.3.C.2.b.5)]*

51

52

53

54

55

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [Relocated to: ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS  
(Updated 10/27/16)

**3c. Separation of New Combined Transmission/Communication Structures**

*New Combined Transmission Communication Structures shall be subject to the standards as provided in Table 4.C.4.D 4.B.9.B, Separation Distances Between Towers.*

**[Relocated from Art. 4.C.3.C.3, Separation of New Combined Transmission/Communication Structures]**

**Reason for amendments: [Zoning]**

95. Delete the term "panel" from the standards in the FDOT R-O-W since the term has been used as something else other than an antenna when in fact panel is just one of many antenna types.

96. Clarify what seems to be a typo for the setbacks applicable to towers installed in portions of the FDOT streets that are adjacent to residential. According to Table 4.C.3.I, Minimum Separation and Setbacks for Towers Located in Non-Residential Zoning Districts, setbacks for towers in FDOT when adjacent to Residential is 150 feet which differs the language in FDOT standards that indicates 50 feet and 75 feet when adjacent to non-residential. As most provisions look to protect residential, this amendment is reflecting 150' setback from residential and keep 75 feet from non-residential.

**D2. Florida Department of Transportation (FDOT) Streets**

*Within the streets for I-95 and the Florida Turnpike owned or controlled by the FDOT, towers, or antennas, or panels may be installed as follows are subject to the following:* **[Relocated from Art. 4.C.3.D, Florida Department of Transportation (FDOT) Streets]**

**4a. Installation of Antennas and Panels**

*Antennas and panels may be attached to existing communication towers, light standards, or other structures or facilities subject only to building permit review.* **[Relocated from Art. 4.C.3.D.1, Installation of Antennas and Panels]**

**2b. Construction of New Towers**

*New towers constructed within streets shall comply with the following requirements:* **[Relocated from Art. 4.C.3.D.2, Constructin of New Towers]**

*a.1) Towers installed in those portions of streets immediately adjacent to any property possessing a residential designation shall be:* **[Relocated from Art. 4.C.3.D.2.a]**

*4a) Be located in a streets at least 250 feet in width;* **[Relocated from Art. 4.C.3.D.2.a.1]**

*2b) Be only a Monopole or Self Support/Lattice Tower;* **[Relocated from Art. 4.C.3.D.2.a.2]**

*3c) Not exceed No more than 150 feet in height;* **[Relocated from Art. 4.C.3.D.2.a.3]**

*4d) Be setback a minimum of 150 feet from the nearest property line; and,* **[Relocated from Art. 4.C.3.D.2.a.4]**

*5e) Require review as provided in Table 4.C.3.I, Residential District Tower Location and Type of Review, and Table 4.C.3.I, Non-Residential District Tower Location and Type of Review 4.B.9.A, Commercial Communication Towers Matrix.* **[Relocated from Art. 4.C.3.D.2.a.5]**

*b.2) Towers installed in those portions of streets immediately adjacent to any property possessing a nonresidential designation shall be:* **[Relocated from Art. 4.C.3.D.2.b]**

*4a) Be located in a street at least 200 feet in width;* **[Relocated from Art. 4.C.3.D.2.b.1]**

*2b) Be only a Monopole or Self Support/Lattice Tower;* **[Relocated from Art. 4.C.3.D.2.b2]**

*3c) Not exceed No more than 200 feet in height;* **[Relocated from Art. 4.C.3.D.2.b.3]**

*4d) Be setback a minimum of 75 feet from the nearest nonresidential property line and 50-150 feet from any residential property line; and,* **[Relocated from Art. 4.C.3.D.2.b.4]**

*5e) Require review as provided in 4.B.9.A, Commercial Communication Towers Matrix.* **[Relocated from Art. 4.C.3.D.2.b.5]**

**c. Separation of New Towers**

*New towers shall be subject to the separation distances as provided in Table 4.C.4.D 4.B.9.B, Separation Distances Between Towers, of this Section.* **[Relocated from Art. 4.C.3.D.2.c, Separation of New Towers]**

**Reason for amendments: [Zoning]**

97. To provide definitions and procedure to implement Federal law requiring approval of certain requests for modification of existing towers or base stations.

**Section 6E. Shared Use/Collocation Eligible Facilities Request for Modification**

*This Section is designed to foster shared use of communication towers and their accessory support facilities.* **[Relocated from Art. 4.C.6, Shared Use/Collocation]**

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS  
(Updated 10/27/16)

This subsection implements Subsection 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012 ("Spectrum Act"), as interpreted by the Federal Communications Commission's ("FCC" or "Commission") Acceleration of Broadband Deployment Report & Order, which requires a state or local government to approve any Eligible Facilities Request for a modification of an existing tower or base station that does not result in a substantial change to the physical dimensions of such tower or base station.

**1. Definitions**

For the purposes of this subsection, the terms used have the following meaning:

**a. Base Station**

A structure or equipment at a fixed location that enables FCC-licensed or authorized wireless communications between user equipment and a communications network. The term does not encompass a tower as defined herein or any equipment associated with a tower. Base Station includes, without limitation:

- 1) Equipment associated with wireless communications services such as private, broadcast, and public safety services.
- 2) Radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including Distributed Antenna Systems ("DAS") and small-cell networks).
- 3) Any structure other than a tower that, at the time the relevant application is filed under this subsection, supports or houses equipment described in paragraphs a. 1) and a. 2) that has been reviewed and approved under the applicable zoning process, or under another State or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing that support.

The term Base Station does not include any structure that, at the time the relevant application is filed under this subsection, does not support or house equipment described in a. 1) and a. 2) of this subsection.

**b. Collocation**

The mounting or installation of transmission equipment on an eligible support structure for the purpose of transmitting and/or receiving radio frequency signals for communications purposes.

**c. Eligible Facilities Request**

Any request for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station, involving:

- 1) Collocation of new transmission equipment;
- 2) Removal of transmission equipment; or
- 3) Replacement of transmission equipment.

**d. Eligible support structure**

Any tower or base station as defined in this subsection, provided that it is existing at the time the relevant application is filed under this subsection.

**e. Existing**

A constructed tower or base station is existing for purposes of this subsection if it has been reviewed and approved under the applicable zoning process, or under another State or local regulatory review process, provided that a tower that has not been reviewed and approved because it was not subject to a zoning review process when it was built, but was lawfully constructed, is existing for purposes of this subsection.

**f. Site**

For towers other than towers in the public rights-of-way, the current boundaries of the leased or owned property surrounding the tower and any access or utility easements currently related to the site, and, for other eligible support structures, further restricted to that area in proximity to the structure and to other transmission equipment already deployed on the ground.

**g. Substantial Change**

A modification substantially changes the physical dimensions of an eligible support structure if it meets any of the following criteria:

- 1) For towers other than towers in the public rights-of-way, it increases the height of the tower by more than 10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than 10% or more than ten feet, whichever is greater;
- 2) For towers other than towers in the public rights-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the Tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;
- 3) For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS  
(Updated 10/27/16)

four cabinets; or, for towers in the public rights-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10% larger in height or overall volume than any other ground cabinets associated with the structure;

- 4) It entails any excavation or deployment outside the current site;
- 5) It would defeat the concealment elements of the eligible support structure; or
- 6) It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment, provided however that this limitation does not apply to any modification that is non-compliant only in a manner that would not exceed the thresholds identified in paragraphs b. 1) through b.4) of this subsection.

**h. Transmission Equipment**

Equipment that facilitates transmission for any FCC-licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, and regular and backup power supply. The term includes equipment associated with wireless communications services including, but not limited to, private, broadcast, and public safety services.

**i. Tower**

Any structure built for the sole or primary purpose of supporting any FCC-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services.

<b>Reason for amendments:</b> [Zoning]
98. Relocate to consolidate in a new table the provisions related to the minimum number of providers for every tower type. To reflect deletion of Stealth and Camouflage Towers reference in the text below, the Providers by Tower Type table includes the specific provisions applicable to Stealth and Camouflage Towers that were included under the Supplementary Use Standards of those towers.
99. Remove prior collocation standards and replacing with more recent Federal standards provided above.

**~~A. Collocation~~**

~~All communication towers, except stealth and camouflage structures, shall be constructed to accommodate a minimum of two providers. [Partially relocated to Art. 4.B.9.B.13, Providers]~~

**~~1. Site area~~**

~~The site or leased footprint shall contain sufficient square footage to accommodate the equipment/mechanical facilities for all proposed providers based upon the structural capacity of the tower.~~

**~~C. Review Process~~**

**~~1. Collocations on Commercial Communication Towers Including Non-conforming Towers~~**

~~Collocation of antennas on commercial communication towers that meet the following requirements shall be exempt from all other requirements of this Section of the ULDC and shall only be subject to a Building Permit Review: [Ord. 2006-004] [Relocated from Art. 4.C.6.C.1, Collocations on Commercial Communication Towers Including Non-conforming Towers]~~

~~a. The collocation does not increase the height of the existing tower as measured to the highest point of any part of the tower or any existing antenna attached to the tower; [Ord. 2006-004] [Relocated from Art. 4.C.6.C.1.a]~~

~~b. The collocation does not increase the area of the approved ground compound for accessory equipment and structures; [Ord. 2006-004] [Relocated from Art. 4.C.6.C.1.b]~~

~~c. The collocation shall be consistent with all of the applicable design and aesthetic regulations, or conditions, if any, applied to the first antenna placement onto the tower itself. [Ord. 2006-004] [Relocated from Art. 4.C.6.C.1.c]~~

**~~2. Collocations on Structure Other Than Commercial Communication Towers~~**

~~Collocation of antennas, on a structure other than a Commercial Communication Tower that meets the following requirements shall be subject to final DRO review. Collocation that does not meet the requirement below shall be subject to Article 4.C.7, Communication Panel Antennas, Commercial. [Ord. 2006-004] [Relocated from Art. 4.C.6.C.2, Collocations on Structure Other Than Commercial Communication Towers]~~

~~a. Does not increase the height of the existing structure, as measured to the highest point of any part of the structure or any existing antenna attached to the structure; [Ord. 2006-004] [Relocated from Art. 4.C.6.C.2.a]~~

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS  
(Updated 10/27/16)

- ~~b. Does not increase the area of the approved ground compound shall be the accessory equipment and structures; and, [Ord. 2006-004] [Relocated from Art. 4.C.6.C.2.a]~~
- ~~c. The collocation are of a design and configuration consistent with all of the applicable design and aesthetic regulations, or conditions, if any, applied to the first antenna placement. [Ord. 2006-004] [Relocated from Art. 4.C.6.C.2.a]~~

**2. Application Procedures**

Notwithstanding any other provisions in this section to the contrary, eligible facilities requests for a modification of an existing tower or base station that does not result in a substantial change to the physical dimensions of such tower or base station as determined by the process set forth herein, shall be subject to Building Permit review only.

**a. Application requirements.**

Applications shall include all information necessary to determine whether the modification of the existing tower or base station that does not substantially change its physical dimensions.

**b. Timeframe for Review**

Within 60 days of the date on which an applicant submits an application, the Zoning Division shall approve the application unless it determines that the application is not covered by this subsection.

**c. Tolling of the Timeframe for Review**

The 60-day review period begins to run when the application is filed, and may be tolled only by mutual agreement by the Zoning Division and the applicant, or in cases where the Zoning Division determines that the application is incomplete. The timeframe for review is not tolled by a moratorium on the review of applications.

1) To toll the timeframe for incompleteness, the Zoning Division must provide written notice to the applicant within 30 days of receipt of the application, specifically delineating all missing documents or information required.

2) The timeframe for review begins running again when the applicant makes a supplemental submission in response to the notice of incompleteness.

3) Following a supplemental submission, the applicant will be notified within 10 days that the supplemental submission did not provide the information identified in the original notice delineating missing information. The timeframe is tolled in the case of second or subsequent notices. Second or subsequent notices of incompleteness may not specify missing documents or information that was not delineated in the original notice of incompleteness.

**d. Failure to Act**

In the event the Zoning Division fails to approve or deny a request seeking approval under this subsection within the timeframe for review (accounting for any tolling), the request shall be deemed granted, and the applicant may proceed directly to Building Permit review. The deemed grant does not become effective until the applicant notifies the applicable reviewing authority in writing after the review period has expired (accounting for any tolling) that the application has been deemed granted.

**F4. Review Procedures Shared Use Application Requirements for New Towers**

*Prior to submittal of an application for approval of a proposed tower for Conditional Use, Development Order Amendment, DRO, or building permit review, all applicants for communication towers shall comply with the procedures indicated below. An application for the appropriate review process must be submitted within one year of the notice mailing date. [Relocated from Art. 4.C.6.D, Review Procedures]*

**1. Notification**

*All communication tower applicants shall provide notice by certified mail to all users on the Communication Tower Users List. The following information shall be included in the notice: description of the proposed tower; general location; longitude and latitude; general rate structure for leasing space, which shall be based on reasonable local charges; proposed height; a phone number to locate the applicant or agent for the communication tower; and a shared use application form. A copy of the notice shall be mailed to the Communications Division and the Zoning Division. The notices shall invite potential communication tower users to apply for space on the proposed tower to encourage collocation. [Ord. 2009-040] [Relocated from Art. 4.C.6.D.2, Notification]*

**2. Shared Use Application**

*Potential communication tower users shall respond to the notice within 20 days of receipt of certified mailing. Response shall be submitted utilizing a shared use application form. A completed shared use application form shall be sent to the owner of the proposed communication tower or authorized agent. The tower applicant shall not be responsible for a lack of response or responses received after the 20 day period. The Zoning Division shall provide the shared use application form. [Relocated from Art. 4.C.6.D.3, Shared Use Application]*

**3. Feasibility**

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS  
(Updated 10/27/16)

The feasibility of each shared use request shall be evaluated by the applicant. The evaluation shall document the feasibility of shared use between the proposed communication tower owner and a potential lessee or sharer. Factors to be considered when evaluating the feasibility of shared use include but are not limited to: structural capacity, RF interference, geographic service area requirements, mechanical or electrical incompatibilities, inability or ability to locate equipment on approved and unbuilt communication towers, cost (if fees and costs for sharing would exceed the cost of the new communication tower amortized over a 25 year period), FCC limitations that would preclude shared use, and other applicable Code requirements. **[Relocated from Art. 4.C.6.D.4, Feasibility]**

**4. Rejection or Dispute**

If the applicant rejects one or more request(s) for shared use and if potential tower lessees dispute the rejection(s) for shared use, the following procedure shall occur within ten working days after the shared use response deadline. **[Relocated from Art. 4.C.6.D.5, Rejection or Dispute]**

**a. Submittal**

The applicant shall submit two copies of the following to the Zoning Division: a brief evaluation of each rejected response; all design data for the proposed communication tower; and, an explanation indicating the structural improvements necessary to facilitate the requests that are rejected due to structural limitations, paid for by the tower space lessee. **[Relocated from Art. 4.C.6.D.5.a, Submittal]**

**b. Consultant**

The Zoning Division shall forward copies of all applications for shared use and the applicant's evaluation of each rejected request to a qualified communications consultant. The consultant shall be selected by and retained at the discretion of the Zoning Division and paid by applicant who is refusing to allow collocation from an interested service provider. **[Relocated from Art. 4.C.6.D.5.b, Consultant]**

**c. Evaluation**

Within ten working days of receiving the shared use responses that were rejected by the applicant and disputed by the potential tower space lessee, the consultant shall review and prepare an evaluation. Two copies of the consultant's evaluations shall be sent to the Zoning Division. One copy of the evaluation shall be made an official part of the communication tower application and one copy of the evaluation shall be forwarded to the applicant by the Zoning Division. The consultant's report shall be advisory, and made part of the staff report, and considered in reviewing the communication tower application. **[Relocated from Art. 4.C.6.D.5.c, Evaluation]**

**5. Acceptance with No Dispute**

If the applicant did not reject any requests for shared use or if rejected requests for tower space are not disputed by any potential tower lessee(s), consultant review is not necessary. **[Relocated from Art. 4.C.6.D.6, Acceptance with No Dispute]**

**Section 5G. Tower Removal, Replacement and Height Increases**

**G1. Tower Removal**

**1a. Form of Agreement**

All obsolete or abandoned communication towers shall be removed within three months following cessation of use. Prior to the issuance of a building permit or site plan approval, whichever occurs first, the property owners or tower operators shall submit an executed removal agreement to ensure compliance with this requirement. The removal agreement shall be in a form acceptable to the County Attorney. **[Relocated from Art. 4.C.4.G.1, Form of Agreement]**

**2b. Surety for Removal**

Prior to the issuance of a building permit, surety shall be submitted by the property owner or tower operator to ensure the removal of abandoned communication towers. The form of surety shall be subject to approval by the Executive Director of PZB and the County Attorney. The required surety shall be irrevocable, unless released by the BCC. The surety shall be utilized to cover the cost of removal and disposal of abandoned towers and shall consist of the following: **[Relocated from Art. 4.C.4.G.2, Surety for Removal]**

~~a.1)~~ submittal of an estimate from a certified structural engineer indicating the cost to remove and dispose of the tower; **[Relocated from Art. 4.C.4.G.2.a]**

~~b.2)~~ a surety equivalent to 50 percent of the estimated cost to remove and dispose of the tower; **[Relocated from Art. 4.C.4.G.2.b]**

~~c.3)~~ an agreement to pool multiple sureties of the tower owner or property owner ~~required by this Section~~ to allow pooled surety to be used to remove abandoned towers; and, **[Relocated from Art. 4.C.4.G.2.c],**

~~d.4)~~ an agreement by the tower owner or property owner to replenish surety pool upon utilization of surety by PBC. **[Relocated from Art. 4.C.4.G.2.d]**

**3c. Alternative Surety for Removal**

The Zoning Director, subject to review by the County Attorney, may accept documentation from a tower owner that adequate resources or irrevocable contractual

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS  
(Updated 10/27/16)

*obligations are available to remove obsolete or abandoned communication towers.*  
[Relocated from Art. 4.C.4.G.3, Alternative Surety for Removal]

**4d. Form of Surety**

*Surety shall be provided in a form consistent with the requirements of Art. 11.B.4-2.A.6.c, Performance or Surety Bond. [Ord. 2005 – 002] [Relocated from Art. 4.C.4.G.4, From of Surety]*

**5e. Surety Required**

*Surety required pursuant to this Section shall be provided only for towers constructed after the effective date of this Code. [Relocated from Art. 4.C.4.G.5, Surety Required]*

**Reason for amendments:** [Zoning]

100. Relocate tower hierarchy from Definitions in Article 1 to the towers regulations as it does not provide a meaning; instead, it describes the level of impact of communication towers which is more appropriately placed in the Communication Tower regulations, particularly related to replacement of conforming and nonconforming towers.

**A2. Replacement**

~~for the purposes of Art. 4, for the purpose of~~ The following tower hierarchy shall be used to ~~determining impact the following hierarchy has been established~~

**LEAST IMPACT**

- Stealth*
- Camouflage*
- Stealth*
- Monopole*
- Self Support/Lattice*
- Guyed*

**MOST IMPACT**

[Partially relocated from Art. 1.1.2.T.43, Tower Hierarchy definition]

**4a. Conforming Towers**

*An existing conforming tower may be replaced subject to the criteria below. If the criteria is not met, the replacement tower shall comply with the requirements of this Section Tower Height Increases and Accessory Structures, below. [Ord. 2006-004] [Relocated from Art. 4.C.5.A.1, Conforming Towers]*

- ~~a.1)~~ *The tower shall accommodate a minimum of two providers. [Ord. 2006-004] [Relocated from Art. 4.C.5.A.1.a]*
- ~~b.2)~~ *The tower shall be of the same or lesser impact than the existing structure pursuant to the tower hierarchy. [Ord. 2006-004] [Partially relocated from Art. 4.C.5.A.1.b]*
- ~~c.3)~~ *The tower may be required to be relocated on site to lessen the impact on adjacent parcels. [Relocated from Art. 4.C.5.A.1.c]*
- ~~d.4)~~ *The tower shall be subject to review by the Zoning Division through the DRO, Article 2.D.1, Development Review Officer, administrative amendment process. [Ord. 2006-004] [Relocated from Art. 4.C.5.A.1.d]*
- ~~e.5)~~ *The tower may be structurally modified to allow collocation. [Ord. 2006-004] [Relocated from Art. 4.C.5.A.1.e]*

**2b. Nonconforming Towers**

*An existing nonconforming tower may be replaced subject to the criteria below. If the criteria is not met, the replacement shall comply with the requirements of this Section Tower Height Increases and Accessory Structures, below. [Ord. 2006-004] [Relocated from Art. 4.C.5.A.2, Nonconforming Towers]*

- ~~a.1)~~ *The tower shall accommodate a minimum of two providers. [Ord. 2006-004] [Relocated from Art. 4.C.5.A.2,a.]*
- ~~b.2)~~ *The tower shall be of equal or less impact than the existing structure pursuant to the tower hierarchy. [Ord. 2006-004] [Partially relocated from Art. 4.C.5.A.2,b.]*
- ~~c.3)~~ *The tower may be required to be relocated on site to lessen the impact on adjacent parcels. [Relocated from Art. 4.C.5.A.2,c.]*
- ~~d.4)~~ *The tower shall be subject to review by the DRO. [Ord. 2006-004] [Relocated from Art. 4.C.5.A.2,d.]*
- ~~e.5)~~ *The tower may be structurally modified to allow collocation. [Ord. 2006-004] [Relocated from Art. 4.C.5.A.2,e.]*

**B3. Tower Height Increases**

**4a. Conforming and Nonconforming Towers**

*Unless otherwise provided herein, the height of a conforming or nonconforming tower may be increased on one occasion subject to the requirements of Table 4.C.5.B.4.B.9.F, Tower Height Increases. [Relocated from Art. 4.C.5.B.1, Conforming and Nonconforming Towers]*

**Table 4.B.9.F - Tower Height Increases**

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [Relocated to: ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS  
(Updated 10/27/16)

Review Process	Conforming Towers	Nonconforming Towers
Development Review Officer Administrative Amendment	X(1)	N/A
Development Review Officer	X(2)	X(1)
Class B Conditional use	X(3)	X(2)
Class A Conditional use	X(4)	X(3,4)
<b>Notes:</b>		
1. Increases of 25' or less. 2. Increases greater than 25' and 45' or less. 3. Increases greater than 45' and 65' or less. 4. Increases greater than 65'. [Table relocated from Art. 4.C.5.B – Tower Height Increases]		

**2b. Monopoles**

Unless otherwise provided herein, the height of an existing monopole may be increased, on one occasion, by a maximum of 20 percent to accommodate a second user subject to standard building permit review. An additional increase of up to 20 percent may be approved to accommodate an additional user, subject to standard building permit review. Increases shall be based upon the original approved tower height. [Relocated from Art. 4.C.5.B.2, Monopoles]

**3c. Setbacks**

If it is determined that the proposed tower cannot meet setback requirements due to increases in tower height to accommodate the collocation of at least one additional service provider, minimum setback requirements may be reduced by a maximum of 15 feet, except from residential property lines. [Relocated from Art. 4.C.6.B, Setbacks]

**4c. Accessory Structures**

The size of an accessory structure or structures may be increased to accommodate collocation. The expansion shall be subject to Zoning Division review through the DRO administrative amendment process. [Relocated from Art. 4.C.5.C, Accessory Structures]

**Reason for amendments:** [Zoning]

- 101. Change the term “section” to specify the regulation or standard that it pertains to.
- 102. Update reference of the table number and title that contains the approval process of Commercial Communication Towers to reflect the changes in this exhibit.

**H. Exemptions and Waivers**

**1. States of Emergency**

The PZ&B Executive Director may waive the review timeframes in the event of a declared state of emergency. [Ord. 2006-004] [Ord. 2012-027] [Relocated from Art. 4.C.1, States of Emergency]

**2. Government Towers**

If this Section the regulations in the Commercial Communication Towers prohibits a government-owned tower from being located at a specific site and the tower is required to protect the public health, safety, or welfare, the applicable criteria of this Section may be waived or modified by the BCC. In such cases the BCC shall make a finding of fact justifying the modification. [Relocated from Art. 4.C, Communication Towers Commercial]

**3. School Sites**

Towers located on school sites and utilized for educational purposes only pursuant to F.S. Chapter 1013.18 shall not be considered Commercial Communication Towers. [Relocated from Art. 1.1.2.C.49, Communication Tower, Commercial]

**4. Exemptions for Existing Television Broadcast Towers**

Guyed towers existing as of December 31, 1997 with a principal use as a television broadcasting tower shall be exempt from the provisions of this Section as provided below.

**4a. Separation and Setback Distances**

Television towers as provided herein shall be exempt from the separation and setback distances of Table 4.C.3.I, Distances for Towers Located in and Adjacent to Residential Districts Separation and Setback 4.B.9.B, Minimum Separation and Setbacks for Towers Located in Residential Zoning Districts, and Table 4.C.3.I, Distances for Towers Located in Non-Residential Districts Separation and Setback 4.B.9.B, Minimum Separation and Setbacks for Towers Located in Non-Residential Zoning Districts.

**2b. Distance Between Towers**

Television towers as provided herein shall be exempt from the distance between tower requirements of Table 4.C.4.D 4.B.9.B, Separations Distances Between Towers, of this Subsection.

**3c. Visual Impact Analysis**

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].

~~Stricken~~ indicates text to be deleted.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS

(Updated 10/27/16)

Existing or replacement television towers as provided herein shall be exempt from the visual impact analysis requirements of Article ~~4.C.4.P 4.B.9.H.4~~, Visual Impact Analysis Standards.

**4d. Replacement or Reconstruction of Existing Towers**

Television towers exempted by the operation of this subsection may be replaced or reconstructed on the same parcel as provided below.

**a.1) Approval**

Television towers to be replaced or reconstructed shall be reviewed as provided in Table ~~4.C.3.I, Residential District Tower Location and Type of Review or Table 4.C.3.I, Non-Residential Districts Tower Location and Type of Review~~ 4.B.9.A, Commercial Communication Towers Matrix.

**b.2) Tower Height**

The height of a replacement for or reconstruction of an existing tower may be increased subject to approval as provided in Table ~~4.C.3.I, Residential District Tower Location and Type of Review or Table 4.C.3.I, Non-Residential Districts Tower Location and Type of Review~~ 4.B.9.A, Commercial Communication Towers Matrix.

**c.3) Required Setbacks from Property Lines**

Setbacks from property lines shall be provided as indicated below.

**1a) Structures of Equal or Lesser Height**

Television towers to be replaced or reconstructed with a structure of equal or lesser height shall provide a setback substantially the same as the existing setbacks, taking into account the continued location of the tower being replaced during construction.

**2b) Structures of Greater Height**

Television towers to be replaced or reconstructed with a structure of greater height shall provide a minimum setback of 110 percent of tower height from any adjacent street and a minimum setback of 100 percent of tower height from all adjacent property lines.

**3c) Breakpoint Calculations**

All setbacks shall be substantiated by certified breakpoint calculations. The breakpoint calculations shall demonstrate that should tower failure occur, the entire height of the tower shall fall within with property lines of the tower site.

**4d) Nonconformity Not Created**

Replacement or reconstruction of a television broadcast tower shall not result in creation of a nonconforming structure or nonconforming use. The television broadcast tower resulting from the replacement or reconstruction as provided herein shall be deemed a conforming structure and use.

**K5. Type II-2 Waiver from Required Dimensional Criteria**

A Type II-2 Waiver from the separation, setback, distance between towers, height, and similar dimensional criteria applicable to communication towers may be allowed ~~as provided in this Section.~~ **[Ord. 2012-027]**

**1a. Towers approved as a Class A or Class B Conditional Use**

The dimensional criteria ~~required by this Section~~ may be reduced by the BCC for Class A conditional uses and Class B conditional uses subject to the criteria contained herein.

**2b. Towers Approved on an Administrative Basis**

The dimensional criteria ~~required by this Section~~ may be reduced by the BCC for towers subject to review by the DRO or the building permit process subject to the criteria contained herein.

**3c. Requests for a Type II-2 Waiver**

When considering a request to allow a Type II-2 Waiver from one or more required dimensional criteria, the BCC must determine that: the request complies with the intent of this Section and, the request is consistent with the criteria listed below. **[Ord. 2012-027]**

**4d. Criteria for Granting a Type II-2 Waiver**

The following criteria shall be utilized by the BCC when considering requests for waivers. Each request for a waiver must be consistent with the following criteria listed below: Art. ~~4.C.3.K.4.a- 4.B.9.G.5.d.1) - 4.C.3.K.4.h- 4.B.9.G.5.d.8)~~. In addition, each request for a Type II-2 Waiver must be consistent with one or more of the following criteria: Art. ~~4.C.3.K.4.i- 4.B.9.G.5.d.9) - Art. 4.C.3.K.4.r 4.B.9.G.5.d.18)~~. **[Ord. 2012-027]**

**a.1) Protection of Public Welfare**

The Waiver, if approved, will not be injurious to the uses in the area adjacent to the structure and otherwise will not be detrimental to the public welfare. **[Ord. 2012-027]**

**b.2) Economics**

The Waiver is not granted based solely upon or in large measure due to costs associated with complying with all requirements ~~of this Section contained herein.~~ **[Ord. 2012-027]**

**c.3) Incompatibility Not Created**

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS

(Updated 10/27/16)

The Waiver, if granted, will not result in an incompatibility between the proposed tower or communication facility and adjacent uses. [Ord. 2012-027]

~~d-4~~ **Exhaustion of Other Remedies**

The Waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area as all other waiver alternatives have been exhausted. Alternatives to a Waiver shall include but not be limited to such techniques as collocation, use of stealth or camouflage structures, and use of building mounted equipment and facilities. [Ord. 2012-027]

~~e-5~~ **Minimum Waiver**

Grant of the Waiver is the minimum Waiver that will make possible the reasonable use of the parcel of land, building, or structure. [Ord. 2012-027]

~~f-6~~ **Consistent with the Plan**

Grant of the Waiver will be consistent with the purposes, goals, objectives, and policies of the Plan and this Code. [Ord. 2012-027]

~~g-7~~ **Not Detrimental**

The grant of the Waiver will not be injurious to the area involved or otherwise detrimental to the public welfare. [Ord. 2012-027]

~~h-8~~ **Prohibition of Service**

The Waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area so as not to prohibit the provision of personal wireless, television, and related communication services as defined by the Telecommunications Act of 1996 and rules of the FCC, if adopted. [Ord. 2012-027]

~~i-9~~ **FAA Limitations**

The Waiver is required to comply with locational standards established by the FAA. [Ord. 2012-027]

~~j-10~~ **Lack of Technical Capacity**

The Waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area as existing towers or other structures do not possess the capacity to allow reasonable technical service. [Ord. 2012-027]

~~k-11~~ **Height of Existing Structures**

The Waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area as existing towers or other structures are not of sufficient height to provide reasonable service. [Ord. 2012-027]

~~l-12~~ **Lack of Structural Capacity**

The Waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area as existing towers or structures do not have the structural capacity to accommodate the equipment needed to provide reasonable service within the defined search or propagation study area. [Ord. 2012-027]

~~m-13~~ **Interference**

The Waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area due to interference that may be caused resulting from such factors as collocation on existing towers or structures, the nature of other communications equipment or signals, or other technical problems that would result in interference between providers. [Ord. 2012-027]

~~n-14~~ **Unreasonable Costs**

The Waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area as the fees, costs or contractual provisions to collocate on or adapt an existing tower or structure for collocation are unreasonable. [Ord. 2012-027]

~~o-15~~ **More Appropriate Site**

The Waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area as a result of identification of a more appropriate site that does not meet dimensional criteria, including such factors as distance from residential uses, existence of permanent screening and buffering, and location within a large scale non-residential area. [Ord. 2012-027]

~~p-16~~ **Avoid Certain Locations**

The Waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area to avoid location in one or more of the following: [Ord. 2012-027]

- ~~1a~~) officially designated wilderness areas, wildlife refuges, and wildlife management areas;
- ~~2b~~) officially designated vegetation and wildlife preserves;
- ~~3c~~) habitats of threatened/endangered species, historical sites;
- ~~4d~~) Indian religious sites;
- ~~5e~~) locations which may cause significant alteration of wetlands, deforestation, or water diversion;

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS  
(Updated 10/27/16)

- 6f) night use of high intensity lights in residential areas;
- 7g) environmentally sensitive lands acquired or leased by PBC; or
- 8h) linked open space corridors as set forth in the Plan.

~~4.17~~ **Reduce Residential Impact**

The Waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area and will allow a proposed tower location to reduce the impact on adjacent residential uses. [Ord. 2012-027]

~~4.18~~ **Effect of Governmental Regulation or Restrictive Covenant**

The Waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area due to governmental regulations or restrictive covenants which preclude location of a tower. [Ord. 2012-027]

~~5.e~~ **Simultaneous Consideration**

A request for a Type ~~4.2~~ Waiver from one or more required dimensional criteria may be considered at the same time a related request for tower approval is considered. However, final BCC, ZC, or administrative approval shall not be granted until a final decision is rendered by the BCC. [Ord. 2012-027]

**6. Nonconforming Lots of Record**

*Towers may be located on nonconforming lots of record provided the structure will comply with all requirements of this Section without a Type ~~4.2~~ Waiver from any dimensional criteria as provided herein. [Ord. 2012-027] [Relocated from Art. 4.C.4.S, Nonconforming Lots of Record]*

**Reason for amendments:** [Zoning]

103. Create reference for compliance with the requirements in Article 2 of the ULDC that relates to application requirements. This standard is added to facilitate ease of Code.

**I. Application Requirements for Towers**

In addition to the application requirements under Article 2, Development Review Procedures, the applicant shall comply with the following:

**1. Propagation Study**

*The provider shall submit a propagation study prepared by a professional engineer, licensed in the State of Florida, to justify the need to construct a new tower. Propagation studies shall not be required for television towers. [Ord. 2006-004] [Relocated from Art. 4.C.4.M, Propagation Study] Propagation studies shall include the following information: [Relocated from Art. 4.C.4.M.1, Required Information]*

*a. the location of other sites considered, including potential options for collocation and alternative sites or properties; [Relocated from Art. 4.C.4.M.1.a]*

*b. desired signal strength in the area to be served; and, [Ord. 2006-004] [Relocated from Art. 4.C.4.M.1.b]*

*c. current and predicted RF coverage following installation and use of the new tower facility. [Ord. 2006-004] [Relocated from Art. 4.C.4.M.1.c.]*

**2. Location of Existing Towers**

*a. Provide or update previously submitted data indicating the location of their towers; latitude and longitude; tower height; and tower type. [Relocated from Art. 4.C.4.L.1.]*

*b. Submit an alternative structure map with a minimum one mile radius around the proposed site. The alternative structure map shall include the location of all existing towers located within the one mile radius. An alternative structure map shall not be required for television towers. [Ord. 2006-004] [Relocated from Art. 4.C.4.L.2.]*

**H3. Compatibility**

*To assist in ensuring compatibility between a proposed communication tower and surrounding land uses, the information listed below shall be included with all applications for development approval, development order amendments, etc. [Relocated from Art. 4.C.3.H, Compatibility]*

**4a. Site and Tower Location**

*The proposed site of a tower and the proposed location of the tower within that site, indicated on an official PBC zoning quad sheet. [Relocated from Art. 4.C.3.H.1, Site and Tower Location]*

**2b. Aerial Photography**

*The proposed location of a tower, indicated on an aerial map possessing a scale of not more than one inch equals 300 feet (1" = 300'). The aerial photograph shall indicate all adjacent land uses within a radius of 2,000 feet from the site of the proposed tower. [Relocated from Art. 4.C.3.H.2, Aerial Photography]*

**3c. Visual Impact Analysis**

*A visual impact analysis, consistent with the requirements of Article ~~4.C.4.P~~ 4.B.9.H.4, Visual Impact Analysis Standards. [Relocated from Art. 4.C.3.H.3, Visual Impact Analysis]*

**4d. Buffering**

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [Relocated to: ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS  
(Updated 10/27/16)

*Buffering and landscaping as required by this Section.* [Relocated from Art. 4.C.3.H.4, Buffering]

**P4. Visual Impact Analysis Standards** [Relocated from Art. 4.C.4.P, Visual Impact Analysis Standards]

**a. Applicability and Procedure**

~~The requirements of this subsection shall be required for~~ *Any application to construct a Monopole Tower greater than 150 feet in height or any Guyed or Self-Support/Lattice Tower greater than 150 feet in height is subject to these standards.* The applicant shall be advised of the requirement to submit a visual impact analysis by the Zoning Director within ten working days following the application submittal deadline date. [Relocated from Art. 4.C.4.P, Visual Impact Analysis Standards]

**4b. Visual Analysis General**

*To assess the compatibility with and impact of a proposed tower site on adjacent properties, an applicant seeking to construct a tower subject to ~~the~~ these requirements of this Section may be required to submit a visual impact analysis. The applicant may request review of a proposed tower location, prior to application submittal to the appropriate zoning process, to determine whether or not a visual impact analysis will be required. A visual impact analysis may be required under the circumstances listed below.* [Relocated from Art. 4.C.4.P.1, Visual Analysis]

~~a.1)~~ Existing residential uses are located along 50 percent or more of the entire perimeter of the proposed tower site. [Relocated from Art. 4.C.4.P.1.a]

~~b.2)~~ When the proposed site is located adjacent to: [Relocated from Art. 4.C.4.P.1.b]

1a) Officially designated wilderness areas, wildlife refuges, and wildlife management areas; [Relocated from Art. 4.C.4.P.1.b.1)]

2b) Officially designated vegetation and wildlife preserves; [Relocated from Art. 4.C.4.P.1.b.2)]

3c) Habitats of threatened/endangered species; [Relocated from Art. 4.C.4.P.1.b.3)]

4d) Historical sites; [Relocated from Art. 4.C.4.P.1.b.4)]

5e) Indian religious sites; [Relocated from Art. 4.C.4.P.1.b.5)]

6f) Locations which may cause significant alteration of wetlands, deforestation, or water diversion; [Relocated from Art. 4.C.4.P.1.b.6)]

7g) Residential areas when night use of high intensity lights is required; [Relocated from Art. 4.C.4.P.1.b.7)]

8h) Environmentally sensitive lands acquired or leased by PBC; or [Relocated from Art. 4.C.4.P.1.b.8)]

9j) Linked open space corridors as set forth in the Plan. [Relocated from Art. 4.C.4.P.1.b.9)]

~~e.3)~~ The proposed site does not meet the distance between towers requirements of this Section. The applicant may utilize digital imaging technology to prepare the analysis, in a manner acceptable to the Zoning Director. ~~For non-digital methods, the~~ *The visual impact analysis shall, at minimum, provide the information listed below.* [Relocated from Art. 4.C.4.P.1.c.]

1a) The location of the proposed communication tower illustrated upon an aerial photograph at a scale of not more than one inch equals 300 feet (1"=300'). All adjacent zoning districts within a 3,000 foot radius from all property lines of the proposed communication tower site shall be indicated. [Relocated from Art. 4.C.4.P.1.c.1)]

2b) A line of site analysis, ~~which~~ shall include the following information: [Relocated from Art. 4.C.4.P.1.c.2)]

(a1) Identification of all significant existing natural and manmade features adjacent to the proposed tower site and identification of features which may provide buffering and screening for adjacent properties and public streets; [Relocated from Art. 4.C.4.P.1.c.2)(a)]

(b2) Identification of at least three specific points within a 2,000 foot radius of the proposed tower location, subject to approval by the Zoning Director, for conducting the visual impact analysis; [Relocated from Art. 4.C.4.P.1.c.2)(b)]

(c3) Certification by the professional that the proposed communication tower meets or exceeds the standards contained in ~~this subsection of this Code;~~ [Relocated from Art. 4.C.4.P.1.c.2)(c)]

(d4) Copies of all calculations and description of the methodology used in selecting the points of view and collection of data submitted in the analysis; [Relocated from Art. 4.C.4.P.1.c.2)(d)]

(e5) Graphic illustration of the visual impact of the proposed communication tower, at a scale that does not exceed five degrees of horizontal distance,

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [Relocated to: ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D9

COMMERCIAL COMMUNICATION TOWERS  
SUMMARY OF AMENDMENTS  
(Updated 10/27/16)

- 1                    *presented from the specific identified points; [Relocated from Art.*
- 2                    *4.C.4.P.1.c.2)(e)]*
- 3                    *(f6) Identification of all screening and buffering materials under the permanent*
- 4                    *control of the applicant (only screening and buffering materials located within*
- 5                    *the boundaries of the proposed site shall be considered for the visual impact*
- 6                    *analysis.); [Relocated from Art. 4.C.4.P.1.c.2)(f)]*
- 7                    *(g7) Identification of all screening and buffering materials that are not under the*
- 8                    *permanent control of the applicant but are considered of a permanent nature*
- 9                    *due to ownership or use patterns, such as a public park, vegetation preserve,*
- 10                   *required development buffer, etc.; [Relocated from Art. 4.C.4.P.1.c.2)(g)]*
- 11                   *(h8) Screening and buffering materials considered in the visual impact analysis*
- 12                   *shall not be removed by future development on the site; [Relocated from*
- 13                   *Art. 4.C.4.P.1.c.2)(h)]*
- 14                   *(i9) Screening and buffering materials considered in the visual impact analysis*
- 15                   *shall be replaced if they die; [Relocated from Art. 4.C.4.P.1.c.2)(i)]*
- 16                   *(j10) Prohibited plant species, pursuant to Article 7.F, Perimeter Buffer Landscape*
- 17                   *Requirements, shall not be considered in the visual impact analysis; and*
- 18                   *[Relocated from Art. 4.C.4.P.1.c.2)(j)]*
- 19                   *(k11) Any additional information that may be required by the Zoning Director to*
- 20                   *fully review and evaluate the potential impact of the proposed communication*
- 21                   *tower. [Relocated from Art. 4.C.4.P.1.c.2)(k)]*
- 22                   *d4) In addition to all other applicable standards of the Code, the following visual impact*
- 23                   *standards may be applied when a visual impact analysis is required for any*
- 24                   *application to construct a tower. [Relocated from Art. 4.C.4.P.1.d.]*
- 25                   *4a) At least 25 percent of the tower height is screened from all streets other than*
- 26                   *expressways, or arterials and planned collector streets with five lanes or more.*
- 27                   *[Relocated from Art. 4.C.4.P.1.d.1)]*
- 28                   *2b) At least three specific points from adjacent streets, shall be identified, subject to*
- 29                   *approval by the Zoning Director, for conducting the visual impact analysis.*
- 30                   *[Relocated from Art. 4.C.4.P.1.d.2)]*
- 31                   *3c) The results of the line of site analysis performed as part of the visual impact*
- 32                   *analysis. [Relocated from Art. 4.C.4.P.1.d.3)]*
- 33                   *4d) The distance a proposed communication tower, including anchors for guy wires,*
- 34                   *and guy wires are proposed to be setback from surrounding properties such that*
- 35                   *its height, bulk and scale is compatible with surrounding residential and*
- 36                   *nonresidential uses. [Relocated from Art. 4.C.4.P.1.d.4)]*
- 37                   *5e) At least 25 percent of the tower is screened from view from a majority of the*
- 38                   *points selected by the Zoning Director for the visual impact analysis. [Relocated*
- 39                   *from Art. 4.C.4.P.1.d.5)]*
- 40                   *6f) The degree or amount of buffering or screening materials permanently included*
- 41                   *as part of the application. [Relocated from Art. 4.C.4.P.1.d.6)]*
- 42                   *e5) The visual impact analysis shall be prepared and sealed by an architect, engineer,*
- 43                   *landscape architect, or surveyor and mapper registered in the State of Florida. PBC,*
- 44                   *at the expense of the applicant and at its own discretion, may employ such*
- 45                   *consultants as are necessary to review and evaluate the visual impact analysis.*
- 46                   *[Relocated from Art. 4.C.4.P.1.e.]*
- 47                   **J. Tower Appearance Prior Approvals**
- 48                   *The style, height, and overall appearance of any tower or communications facility constructed*
- 49                   *pursuant to ~~this Section~~ these regulations shall be consistent with plans and elevations submitted*
- 50                   *as part of an application for development approval. The DRO shall have the authority to approve*
- 51                   *additions or minor modifications, which do not materially modify the appearance of a tower as*
- 52                   *approved by the ZC or BCC. Modification which cannot be approved by the DRO shall be subject*
- 53                   *to a development order amendment as provided in this Code. [Relocated from Art. 4.C.3.I,*
- 54                   **Tower Appearance]**
- 55                   **K. Consultant Services**
- 56                   *A qualified telecommunication consultant shall be selected and retained by the Zoning Director,*
- 57                   *and paid for by an applicant, to review technical documents related to the siting of*
- 58                   *communication towers and facilities. The consultant may review technical documents,*
- 59                   *propagation studies and other related documents to determine the following: [Relocated from*
- 60                   **Art. 4.C.4.Q.9, Consultant Services**
- 61                   **1.** *Need for additional towers; [Relocated from Art. 4.C.4.Q.9.a]*
- 62                   **2.** *Existence of incompatibilities between providers that may hinder collocation; [Relocated*
- 63                   *from Art. 4.C.4.Q.9.b]*
- 64                   **3.** *Necessity of waiver relief to deviate from established dimensional criteria; [Relocated from*
- 65                   *Art. 4.C.4.Q.9.c]*
- 66                   **4.** *Compliance with the general requirements of this Section; and, [Relocated from Art.*
- 67                   *4.C.4.Q.9.d]*

Notes:

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [Relocated to: ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.



EXHIBIT D10

EXCAVATION USES  
SUMMARY OF AMENDMENTS  
(Updated 10/25/16)

1  
2  
3

Part 1. New ULDC Art. 4.B.10, Excavation Uses, is hereby established as follows:

Reason for amendments:
1. Consolidate all zoning district into one Use Matrix to improve ease of use and better delineate differences in approval processes for standards, Planned Development Districts (PDDs) or Traditional Development Districts (TDDs). Tables consolidated are as follows: Table 3.B.15.F, Infill Redevelopment Overaly (IRO) Permitted Use Schedule; Table 3.E.1.B, PDDs Use Matrix; Table 3.f.1.F, TDD Use Schedule; and, Table 4.A.3.A, Use Matrix.
2. The changes shown here from previous version presented to LDRAB on June 24, 2015 are made to reflect amendments to the approval process done in Round 2015-02 through Ordinance 2016-016.
3. Amend the Use Matrix to indicate DRO approval for Type 1B Excavation in the Agricultural Reserve (AGR), Agricultural Preservation (AP) and Residential standard zoning districts to reflect the most restrictive approval process as contained in the Supplementary Use Standards.
4. Include footnote in the Use Matrix to ensure the users of this Code review the Supplementary Use Standards that are applicable to each use Type to determine whether the use is allowed in a particular zoning district or identify the approval process. Since the Use Matrix is intended to show the most restrictive approval process, some uses may be indicated as prohibited or with a specific approval process that may be further clarified in the Supplementary Use Standards that allows the use to be subject to a lower level of approval when specific provisions are met.

4  
5  
6  
7  
8  
9  
10

**CHAPTER B USE CLASSIFICATION**

**Section 10 Excavation Uses**

**A. Excavation Uses Matrix**

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.



EXHIBIT D10

EXCAVATION USES
SUMMARY OF AMENDMENTS
(Updated 10/25/16)

Table with 1 column and 3 rows. Reason for amendments: [Zoning]
4. Reorganize Excavation Use provisions contained in Article 4 for consistency with the formatting established for the Use Regulations Project. This format presents the general standards applicable to all excavation types first, followed by specific standards for each excavation type.
5. Delete duplicated or redundant text already addressed by the section that contains it.
6. Update Excavation type reference to reflect use of Arabic numbers instead of Roman numbers through the entire Excavation Uses chapter. The change is done for consistency with construction of the Code.

B. Common Provisions and General Standards

Section 1. Purpose and Intent

The purpose of this Chapter is to provide for the health, safety, and welfare of the residents of PBC by ensuring beneficial and sound land management practices associated with excavation and mining activities. To prevent a cumulative negative impact on PBCs natural resources and to achieve these goals, it is the intent of this Section to:

- Aa. ensure that mining and excavation activities do not adversely impact the health, safety, and welfare of the citizens of PBC;
Bb. prevent immediate and long-term negative environmental and economic impacts of poor land development practices;
Cc. encourage the use of economically feasible and environmentally sound mining and excavation practices;
Dd. preserve land values by ensuring that alteration of a parcel by non-commercial land excavation does not result in conditions that would prevent that parcel from meeting minimum land development requirements for other valid uses;
Ee. encourage the rehabilitation of commercially mined sites to other beneficial uses by promoting economical, effective and timely site reclamation;
Ff. protect existing and future beneficial use of surrounding properties from the negative effects of excavation and mining;
Gg. provide for the off-site disposal of excess extractive material provided that the excavation site is incorporated into the approval of a bona fide site development plan;
Hh. establish a regulatory framework of clear, reasonable, effective, and enforceable standards and requirements for the regulation of excavation, mining, and related activities; and
Ii. ensure that excavation and mining activities and resulting mined lakes are not allowed to become public safety hazards, or sources of water resource degradation or pollution.

Section 2. Applicability

All mining and excavation activities that create a temporary or permanent body of water within unincorporated PBC shall comply with the regulations established in the Code and other State and Local requirements, as applicable.

Aa. Conflicting Provisions

To the extent in the event that provisions of this Section conflict with regulations of other applicable regulatory agencies, the more restrictive regulations shall apply. Other permitting agencies include but are not limited to SFWMD, Florida Fish and Wildlife Conservation Commission, USACE, DEP, and ERM. [Ord. 2006-004] [Ord. 2013-021]

Bb. Previously Approved Development Orders

Applications for excavation and mining projects approved prior to September 25, 1996, may amend the certified site (excavation) plan pursuant to Article 2.D, Administrative Process, to comply with the standards enumerated below provided the standards do not conflict with Development Order conditions. All standards of each Section shall apply. Selective choice of standards shall not be permitted. The DRO may review and approve the excavation plan, pursuant to Article 2.D.1, Development Review Officer, provided the subject site complies with the compatibility criteria in Article 4.D.5.E.8.b 4.B.10.C.5.i.2), Type IIIA Excavations, and the technical standards in Article 4.D.8 4.B.10.B.7, Technical Standards, and provided there is no increase in the land area, excavated surface area, quantity of excavated material, or intensity as approved by the BCC in the original Development Order. Any increase shall require approval of a Development Order Amendment by the BCC pursuant to Article 2.B, Public Hearing Process. Applicable standards include:

Technical standards include:

- 1) Article 4.D.8.A 4.B.10.B.7.a, Operational Standards and Requirements;
2) Article 4.D.8.B 4.B.10.B.7.b, Construction Standards, excluding depth;
3) Article 4.D.8.C 4.B.10.B.7.c, Reclamation Standards;
4) Art. 4.D.5.F.7.b Article 4.B.10.C.5.i.2)b(3). Buffer; and
5) Article 4.D.8.E 4.B.10.B.7.e, Maintenance and Monitoring.

Section 3. Excavation Types

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ]. .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D10

EXCAVATION USES
SUMMARY OF AMENDMENTS
(Updated 10/25/16)

Excavation or mining activities shall not be conducted unless such activities are deemed exempt or an approval has been issued in accordance with this Section. The types of excavation that are allowed are as follows:

Aa. Agricultural Excavation

Approval process for agricultural excavation is administered by ERM and PZB. Application procedures and requirements are subject to Article 4.B.10.C.1, Agricultural Excavations. Agricultural excavation in the WCAA are administered by ERM. Application procedures and requirements are in Article 4.D.5.B-4.B.10.C.1.i, WCAA Excavations.

Reason for amendments: [Zoning]

7. Delete the reference that subjects Type 1A and 1B Excavations subject to the same requirements as Type 3 Excavation such as type of soil and operations plan. Type 1 Excavation types are applicable only to Single Family Home sites therefore the activities and impacts involved are not comparable with other types of excavation.

Bb. Type I1 Excavation

Two approval processes (Types 1A and 1B) are administered by PZB for excavations on single-family lots. Application procedures and requirements are in Article 4.D.6.A 4.B.10.B.5.a, Content of Application, and Article 4.D.6.B, Additional Application Requests for Type II, Type IIIA and Type IIIB.

Cc. Type H2 Excavation

The approval process for Type H2 excavation is administered by PZB and ERM. Application procedures and requirements are in Article 4.D.6.B 4.B.10.B.5.b, Additional Application Requests for Type H2, Type H3A and Type H3B.

Dd. Type H3 Excavation

Two approval processes for commercial mining excavation activities (Type H3A and Type H3B) are administered by PZB and ERM. Application procedures and requirements are in Article 4.D.6. 4.B.10.B.5, Supplemental Application Requirements.

Section 4. Prohibitions and Exemptions

Aa. Prohibitions

Excavation and mining activities shall be prohibited in the following areas:

- 1) RR-20 FLU Designation.
2) The Pleistocene Sand Ridge.
3) An archeological site, unless approved and requested as a Class A Conditional Use.
4) Publicly owned conservation areas, publicly owned preservation areas or environmentally sensitive lands.
5) Areas otherwise prohibited by this Section.

Bb. Exemptions

The following excavation activities shall be exempt from the requirements of this Section:

1) Existing Lakes

Existing mined lakes approved prior to June 16, 1992 that have a valid Development Order which complies with the criteria below shall be exempt from the requirements of this Section. If an amendment is proposed that deviates from the original approval, then a Development Order Amendment shall be requested pursuant to Article 2.B, Public Hearing Process, and shall comply with the provisions in Article 1.F, Nonconformities. [Ord. 2010-022]

- a) Regulated by a National Pollutant Discharge Elimination System Permit; or
b) Regulated by a Florida Department of Environmental Protection (DEP) industrial wastewater operation permit; or
c) Located within an approved residential, commercial, industrial or mixed-use development and function as a stormwater management facility pursuant to:
(1) A surface water management construction permit issued by the SFWMD; or,
(2) A conceptual permit issued by the SFWMD that delineates proposed littoral slopes of the excavated lake(s) conducive for planting; or
(3) An applicable Land Development Permit depicting proposed littoral and upland slopes of a mined lake. As long as the existing excavated lake continues to meet the water quality standards contained in Chapter 62-302, F.A.C. [Ord. 2010-022]

2) Pools

Swimming pools, pursuant to Article 5.B, Accessory and Temporary Uses.

3) Small Ponds

Ponds accessory to a principal use, such as lily ponds, goldfish ponds, reflecting ponds, and other small ornamental water features with a maximum depth of four feet OWL and not exceeding 500 square feet in surface area.

4) Cemeteries

Burial plots in approved cemeteries.

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ]. .... A series of four bolded ellipses indicates language omitted to save space.

# EXHIBIT D10

## EXCAVATION USES SUMMARY OF AMENDMENTS

(Updated 10/25/16)

1 **5) R-O-W**

2 Excavation in a road R-O-W, when the road is under construction. To qualify for this  
3 exemption, excavation shall be performed by PBC, the FDOT or any Water Control  
4 District created by special act to operate under FS. Ch. 298.(95) Excavation activity  
5 located outside the R-O-W boundary, performed to accommodate roadway drainage,  
6 and which creates a permanent open body of water for a period of 180 days or more,  
7 shall comply with the standards of a Type ~~#2~~ excavation in Article ~~4.D.5.D~~  
8 ~~4.B.10.C.4~~, Type ~~#2~~ Excavation.

9 **6) Utilities**

10 Excavations necessary for the installation of utilities, including septic systems.

11 **7) Man-made Drainage Structures**

12 The repair, reconstruction and maintenance of existing non-tidal man-made canals,  
13 channels, control structures with associated riprap, erosion controls, intake  
14 structures, and discharge structures, provided:

- 15 a) All spoil material is deposited directly to a self-contained upland site, which will  
16 prevent the release of material and drainage from the spoil site into surface  
17 waters of the State;
- 18 b) No more dredging is performed than is necessary to restore the canal, channels,  
19 and intake, and discharge structures to original design specifications or as  
20 amended by the applicable permitting agency; and
- 21 c) Control devices in use at the dredge site that prevent the release of turbidity,  
22 toxic, or deleterious substances into adjacent waters during the dredging  
23 operation.

24 **8) WCAA Canals**

25 Canals of conveyance located in the WCAA which require permits from SFWMD or  
26 DEP, provided the permitted project does not exceed 15 feet in depth from OWL.

27 **9) Mitigation Projects**

28 Mitigation projects permitted by SFWMD, DEP, or ERM, pursuant to F.S. Chapters  
29 403 and 373, and Chapter 62-312, F.A.C., as amended, and ~~Art.~~ Article 14,  
30 Environmental Standards, including projects approved to implement an adopted  
31 Surface Water Improvement & Management (SWIM) plan, provided the permitted  
32 project depth does not exceed 20 feet from OWL or 15 feet from OWL in the WCAA.  
33 Projects proposed to exceed these depths shall comply with Article ~~4.D.6~~ 4.B.10.B.5,  
34 Supplemental Application Requirements, the administrative waiver requirements of  
35 Article ~~4.D.9~~ 4.B.10.B.8, Administration and Enforcement, and the technical  
36 standards of Article ~~4.D.8.A~~ 4.B.10.B.7.a, Operational Standards and Requirements,  
37 Article ~~4.D.8.B.1~~ 4.B.10.B.7.b.1, Separation, Article ~~4.D.8.B.2~~ 4.B.10.B.7.b.2,  
38 Slopes, Article ~~4.D.8.C~~ 4.B.10.B.7.c, Reclamation Standards, and Article ~~4.D.8.D~~  
39 4.B.10.B.7.d, Performance Guarantee Requirements.

40 **10) Wetlands**

41 Excavation activities within jurisdictional wetlands that have been issued permits  
42 pursuant to Wetlands Protection requirements or have been issued a permit for  
43 wetland impacts through the Environmental Resource Permit (ERP) process by DEP,  
44 USACE, SFWMD, or any other agency with ERP delegation for PBC. **[Ord. 2006-**  
45 **004]**

46 **11) Agricultural Ditches**

47 Agricultural ditches supporting vegetation production which meet the standards of  
48 bona fide agriculture (i.e. groves, row crops, hay, and tree farming) constructed solely  
49 in uplands that are less than six feet in depth from OWL. These ditches shall not  
50 connect to canals of conveyance or waters of the State without the appropriate  
51 Federal, State, and Local approvals and permits.

52 **12) De Minimis Impact**

53 Those projects for which ERM and PZB approval is necessary and both departments  
54 determine that there will be no significant adverse environmental or land use impacts.  
55 A de minimus determination from one agency does not constitute approval by the  
56 other.

57 **13) Canals of Conveyance**

58 Canals of conveyance that require permits from SFWMD, USACE, DEP, or ERM  
59 pursuant to Wetlands Protection requirements. **[Ord. 2006-004]**

60 **14) Excavation by Public Agencies**

- 61 a) Excavation performed by or special districts created by special legislative act  
62 governed by the BCC, provided such excavation complies with the following:  
63 **[Ord. 2008-037]**
- 64 (1) solely under the jurisdiction, authority, and control of PBC, or the applicable  
65 district. **[Ord. 2008-037]**
- 66 (2) completed, operated, and maintained in perpetuity by PBC, or the applicable  
67 special district, **[Ord. 2008-037]**

### Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D10

EXCAVATION USES  
SUMMARY OF AMENDMENTS  
(Updated 10/25/16)

- (3) an official part of the operation and function of PBC, or the applicable special district. [Ord.2008-037]
- (4) In order to be exempt under this provision, the PBC Department or applicable district shall: [Ord. 2008-037]
  - (a) schedule and conduct a public hearing; the notice of the public hearing shall be published at least seven days prior to the hearing, in a newspaper of general circulation,
  - (b) provide written notice of the intent to engage in excavation activities subject to a permit issued by the SFWMD or the FDEP to the Executive Director of PZB and the Director of ERM at least 30 days prior to the commencement of construction activity, and. [Ord. 2008-037]
  - (c) provide written notification of the public hearing required ~~by this subsection above~~ to the Executive Director of PZB and the Director of ERM at least 30 days prior to the public hearing.
- (5) For excavations greater than the maximum depth listed in Article ~~4.D.5.A.2~~ 4.B.10.C.1.c and Article ~~4.D.5.B.6~~ 4.B.10.C.2.g, the chloride and TDS requirements shall apply. [Ord. 2008-037]

~~b).~~ **Excavations, Canals, Impoundments**

Excavations, canals, impoundments, regional stormwater treatment areas, and related projects to enhance water quality, water supply, environmental quality, and natural resources operated by the SFWMD, ACOE, or water control districts or improvement districts created pursuant to F.S. Chapter 298 and within PBC. [Ord. 2008-037]

**Section 65. Supplemental Application Requirements**

**Aa. Content of Application**

All Type ~~1~~1B, Type ~~2~~2, Type ~~3~~3A and Type ~~3~~3B excavations shall supplement the applicable application requirements with the material and information listed below:

**1). Statement**

Application listing the nature of the excavation operation, including but not limited to ~~the~~:

- ~~a).~~ amount and type of materials to be excavated;
- ~~b).~~ duration of the excavation activity and reclamation activity;
- ~~c).~~ the proposed method of excavation;
- ~~d).~~ the amount of fill to remain on site;
- ~~e).~~ if permitted, the amount of fill to be removed from site; and.
- ~~f).~~ intent to comply with Article 9.A, Archaeological Resources Protection.

**2). Site Plan**

A site plan depicting:

- ~~a).~~ Boundaries, dimensions and acreage of the site and excavated surface area(s);
- ~~b).~~ All existing and proposed improvements including easements, streets, weigh stations, and other structures;
- ~~c).~~ Setbacks and separations;
- ~~d).~~ Preservation areas;
- ~~e).~~ Water table elevations, including Ordinary Water Level.

<b>Reason for amendments:</b> [Zoning - ERM]
8. Delete Vegetation Permit and Aerial standards applicable to excavation types 1B, 2, and 3. Vegetation permits, known now as vegetation approvals are regulated by Art. 14.C, Vegetation Preservation and Protection. Aerials are no longer necessary as they are now on-file.

~~3).~~ **Vegetation Permit**

~~A vegetation permit application pursuant to Article 14.C, Vegetation Preservation and Protection.~~

~~4).~~ **Aerial**

~~An aerial at a scale of 1:200 or better, clearly depicting the site and phase lines.~~

(This space intentionally left blank)

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D10

EXCAVATION USES  
SUMMARY OF AMENDMENTS  
(Updated 10/25/16)

Reason for amendments: [Zoning - ERM]	
9.	Type 2 Excavations are not be subject to the same application requirements as Type 3 Excavations. This is due to the difference in the intensity of the use. Type 2 Excavation is being deleted from the " Additional Application Requests" title that contains the application requirements for Type 3 Excavation. Specific application requirements for Type 2 are listed in Art. 4.B.10.C.4.
10.	Consolidate sections of the Code that contain application requirements applicable to Type 3 Excavation.

**Bb. Additional Application Requests for ~~Type II~~, Excavation Type III3A and Type III3B**

All applications for ~~Type II~~, Type III3A and Type III3B excavations shall require the additional information listed below.

**1) Soil Statement**

A statement certified by an engineer indicating the type of soils to be excavated and that the soils are suitable for road or structural fill construction or the soil contains excessive amounts of silt, rock, or muck.

**2) Site Plan**

A site plan depicting:

- a. Article ~~4.D.8.A~~ 4.B.10.B.7.a, Operational Standards and Requirements, as applicable; ~~and~~
- b. Equipment storage, and stockpile areas, including sizes and heights; ~~and~~
- c. *Location of grading, sorting, crushing and similar equipment necessary for the operation and distribution of excavated material.* [Relocated from below Art. 4.B.10.B.5.c.1)a), **Additional Application Requests for Type 3A and Type 3B]**

**3) Landscape Plan**

A landscape plan indicating the buffers and reclamation planting required.

**4) Cross Sections**

Cross Sections delineating compliance with the following requirements, as applicable:

- a) Article ~~4.D.8.B~~, 4.B.10.B.7.b, Construction Standards;
- b) Article ~~4.D.8.C~~ 4.B.10.B.7.c, Reclamation Standards; and
- c) Buffer details.

**5) Operations Plan**

An operations plan shall be submitted in the form of a statement and include the methods of material extraction, on site processing, including erosion and sediment control methods, and particulate matter control. The plan shall also delineate how impacts from hauling operations will be controlled.

Reason for amendments: [Land Development]	
11.	Relocate Radius of Impact definition to a section that currently contains the terminology instead of keeping it under an unrelated standard that is being proposed to be deleted.

**6) Haul Route Plan**

A map indicating all possible proposed haul routes within the radius of impacts ~~as defined in Article 4.D.5.E.6, Use Approval and Procedures. Radius of impact is defined as the primary street system commencing at the access point of the excavation site and extending out along all streets in all directions to the closest arterial or plan collector street.~~ [Partially relocated from Art. 4.B.10.B.7.a.10).b), **Permit Required]**

**Cc. Additional Application Requests for Type III3A and Type III3B**

~~All applications for Type III3A and Type III3B Excavation shall require the additional information listed below.~~

~~1) Site Plan~~

~~A site plan depicting:~~

- a. ~~Location of grading, sorting, crushing and similar equipment necessary for the operation and distribution of excavated material.~~ [Relocated above to Art. 4.B.10.B.5.b.2), **Site Plan (Related to Additional Application Requests for Excavation Type 3A and Type 3B)]**

~~2) Additional Information~~

~~a) Report Schedule~~

~~Report Schedule, pursuant to Article ~~4.D.8.E~~ 4.B.10.B.7.e, Maintenance and Monitoring.~~

~~b) Location Map~~

~~Surrounding uses map depicting the location of the outer boundary of area to be excavated and distances to surrounding land uses; including all residences within the applicable specified distance in the separation standards in Article ~~4.D.5.E.8~~ 4.B.10.C.5.i, Compatibility Standards.~~

~~c) Phasing Plan~~

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D10

EXCAVATION USES  
SUMMARY OF AMENDMENTS  
(Updated 10/25/16)

A phasing plan and tabular data depicting acreage, location, sequence of operations and schedule of reclamation requirements.

**d). Tree Survey**

A tree survey, as required by Article ~~4.D.8.C.4.d~~ 4.B.10.B.7.c.4)d, Calculating Planting Requirements.

**Section 76. Notice of Intent to Construct**

All applications for Agricultural, WCAA, Type ~~II~~ excavation, and Type ~~III~~ mining activities shall submit a Notice of Intent to Construct in accordance with the provisions below:

**Aa. Notice of Intent**

Prior to commencement of any on-site excavation or mining activities, a Notice of Intent to Construct shall be submitted to and receive written approval from ERM.

**Bb. Contents of Notice of Intent to Construct**

The following information shall be included with the completed Notice of Intent to Construct form:

- 1). paving and Drainage plans, if applicable;
- 2). preliminary plat, if applicable, and restrictive covenant, pursuant to Article ~~4.D.8.C.5~~ 4.B.10.B.7.c.5, Area of Record;
- 3). Article ~~4.D.8.C.3~~ 4.B.10.B.7.c.3, Littoral Planting Reclamation Standard; **[Ord. 2005 – 002]**
- 4). Master Plan, showing all phases of development, if applicable; and **[Ord. 2005 – 002]** Items 1 and 2 (preliminary plat) shall be signed and sealed by a certified engineer or surveyor as applicable, recognized and approved by the Florida Department of Professional Regulation (FDPR).
- 5). methods of stormwater pollution prevention if construction of the project may result in an area of exposed soil greater than one acre subject to Federal National Pollution Discharge Elimination System (NPDES) stormwater regulations, a copy of the on-site Stormwater Pollution Prevention Plan shall be submitted as part of the permit application. **[Ord. 2005 – 002]**

**Cc. Agriculture Excavation**

All Agricultural and WCAA excavation shall submit a detailed explanation of the proposed bona fide agricultural use. This explanation shall demonstrate consistency with applicable industry standards and shall satisfy the definition requirements of bona fide agriculture pursuant to Art. 1.I., Definitions and Acronyms.

**dd. Type ~~III~~ Exceptions**

A Type ~~III~~ application shall include documentation of an approved for Class A Conditional Use pursuant to Article 2.B, Public Hearing Process.

**Reason for amendments:** [Land Development]  
12. Land Development is no longer issuing haul permits for several reasons, including that only rights of way maintained by Palm Beach County are eligible by ordinance to receive a right-of-way permit. Many of the roads utilized for haul routes are under State or Municipal control and the permittees cannot be held accountable for road damage due to lack of proof.

**Ee. Written Approval**

ERM shall issue a written approval to the applicant within 30 days upon receipt of a Notice of Intent to Construct and appropriate fee with all information necessary to demonstrate that the provisions of this Section will be met, and confirmation by ~~The the~~ the Land Development Division that all necessary ~~haul permits~~ approvals for County R-O-Ws have been issued.

**Section 87. Technical Standards**

**Aa. Operational Standards and Requirements**

All excavation types shall comply with the following operational standards, unless specifically exempt or prohibited pursuant to this Section.

**1). Hours of Operation**

All excavation and hauling activity, except dewatering, shall only occur between the hours of 7:00 A.M. and 7:00 P.M. Monday through Friday, unless otherwise specified in this Section.

**2). Objectionable Odors**

The excavation activity shall be conducted in such a manner as to prevent the occurrence of odors which can be detected off the premises.

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D10

EXCAVATION USES  
SUMMARY OF AMENDMENTS  
(Updated 10/25/16)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35

- 3) Emission of Fugitive Particulate Matter**  
Excavation operations, including hauling activity, shall be conducted to prevent the emission of dust or other solid matter into the air or onto adjacent properties pursuant to the smoke, emissions and particulate matter provisions in Article 5.E, Performance Standards, and Rule 62-296, F.A.C.
- 4) Existing Topsoil**  
Where feasible, existing topsoil shall be stored and redistributed on site to provide adequate growing conditions for the revegetation of plant species. Where such storage is not feasible, the area shall be restored with soil of an equal or better quality than that of the excavated topsoil and be redistributed to provide adequate growing conditions.
- 5) Equipment Storage, Maintenance and Service Areas**  
Equipment storage, maintenance and service areas shall be setback a minimum 200 feet from all property lines abutting a residential district or use. The equipment storage area shall be designed such that noise generated by the equipment is muffled in order to comply with the noise performance standards in Article 5.E, Performance Standards.
- 6) Regulated Substances**  
All storage and use of regulated substances shall comply with local, state, and federal regulations. All regulated substance dispensing areas shall comply with Best Management Practices. Any spill of any regulated substance shall be reported to the PBCHD within one hour and to ERM within one hour or at the beginning of the next business day.
- 7) Dewatering**  
Dewatering shall not be allowed unless permitted by a State agency, Federal agency, the SFWMD, or the dewatering operation is in compliance with conditions of F.A.C. 40E-20.302(3). If dewatering is permitted, pumps shall be located, submerged, buried, or encased in an insulated structure in order to comply with the noise standards in Art. 5.E, Performance Standards. **[Ord. 2005 – 002]**
- 8) Access to Public Prohibited**  
Signs shall be posted prohibiting access to the general public while excavation and reclamation activity is being conducted.
- 9) Retail Sale of Material**  
The retail sale of excavated material shall not be permitted on site.

<b>Reason for amendments:</b> [Land Development] 13. Land Development is no longer issuing haul permits for several reasons, including that only rights of way maintained by Palm Beach County are eligible by ordinance to receive a right-of-way permit. Many of the roads utilized for haul routes are under State or Municipal control and the permittees cannot be held accountable for road damage due to lack of proof.
---

36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62

- 10) Hauling Standards**
  - a) General**
    - (1) All trucks hauling material from sites that permit off-site removal shall be covered to prevent debris and fill from spilling onto the roadway.
    - (2) The hauler shall employ measures acceptable to the PBCHD, and any applicable road maintenance authority, to ensure that roads are properly maintained and kept free of fugitive particulate matter.
    - (3) The BCC may require special conditions, including, but not limited to:
      - ~~a) construction of turn lanes and other roadway improvements necessary to provide safe traffic movement;~~
      - ~~b) requirement to obtain a haul permit from the DEPW in accordance with the procedures herein.~~
    - (4) All vehicles used to haul excavated material shall use the approved haul routes. Vehicles shall not use local residential streets to access arterial or collector streets.
  - b) Permit Required**  
~~The BCC may require that the petitioner obtain a haul permit for all streets within the radius of impact, except for arterial or collector streets. For the purpose of this Section, radius of impact is defined as the primary street system commencing at the access point of the excavation site and extending out along all streets in all directions to the closest arterial or plan collector street.~~ **[Partially relocated to Art. 4.B.10.B.5.b.6), Haul Route Plan]**
  - c) Contents of Application**  
~~A haul permit application shall include, but not be limited to, the following:~~
    - ~~1) the name and address of the applicant and owners of the property;~~
    - ~~2) the legal description of the property;~~

**Notes:**  
Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
 .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D10

EXCAVATION USES  
SUMMARY OF AMENDMENTS  
(Updated 10/25/16)

~~3) a map showing all haul routes from the excavation site to the nearest major non-residential streets; and  
4) any other material as required by the Director of Land Development as deemed reasonable and necessary to evaluate the application.~~

~~**d. Guarantee Required**~~

~~A guarantee for road maintenance and repair shall be required and shall be released as set forth in Article 4.D.8.D, Performance Guarantee Requirements, for all affected streets as required herein.~~

~~**e.b) Street Condition Assessment Executed Agreement**~~

~~The haul permit application shall include BCC or the County Engineer may require an executed agreement between the applicant and the County Engineer and other applicable road maintenance authorities documenting and assessing which may include but not be limited to documentation of the existing conditions of the streets within the radius of impact, as defined in Art. 4.B.10.B.5.b.6), Haul Route Plan. The assessment agreement shall include a description of the hauling operations including but not limited to the number of trips (as approved in the original Development Order), duration of excavation and hauling activity, truck size and weights and the existing conditions of all possible streets designated as haul routes, as well as any requirements for periodic inspections, financial guarantees and the applicant's other responsibilities.~~

~~**f. Designation of Haul Routes**~~

~~Proposed haul routes shall have adequate structural strength to accommodate level of proposed trucking activity. Construction of turn lanes and improvements to the roadways may be required to accommodate the level of proposed truck activity. The proposed route and hours of travel shall be approved based on the size and nature of the excavation operation and the type of trucks involved.~~

~~**g. Issuance of a Haul Permit**~~

~~A haul permit with designated haul routes shall be obtained from the Land Development Division prior to issuance of written approval by ERM of the applicant's Notice of Intent to Construct.~~

~~**h. Periodic Inspections**~~

~~Every six months, for the duration of the project, commencing on the date that original agreement was executed, the applicant shall schedule an inspection with the County Engineer and/or all applicable road maintenance authorities to evaluate and document road deterioration and needed repairs. The County Engineer or applicable road maintenance authority may request a periodic inspection at any time, if deemed necessary to assess the condition of the street or if repairs are needed to ensure the safety of the public.~~

~~**i. Responsibility of Applicant**~~

~~It shall be the applicant's responsibility to maintain all minor non-residential streets in a safe, operable condition, as determined by the County Engineer, for the duration of the project. In addition, when the excavation activity is completed, the applicant shall restore the streets to its original condition or to a better condition, which existed at the time excavation activity commenced.~~

~~**11) Phasing**~~

~~In the event the excavation activity is conducted in phases, the phasing plan required by Article ~~4.D.8.A~~ ~~4.B.10.B.7.a~~, Operational Standards and Requirements, shall be subject to Article 2.E, MONITORING, Table 2.E.3.B, Time Limitation of Development Order for Each Phase, and the requirements in Article ~~4.D.8.C~~ ~~4.B.10.B.7.c~~, Reclamation Standards. All excavation types, except Type ~~III~~3A and Type ~~III~~3B shall comply with Article 2.E, MONITORING, which limits the project to two primary phases for the purposes of monitoring commencement of the Development Order. Additional sub-phases may be permitted for each primary phase for the purposes of conducting the excavation activity in accordance with this Section. For Type ~~III~~3A and Type ~~III~~3B excavations, the number of phases and the duration of each phase shall be established as a condition of approval. When establishing the condition of approval for the number and duration of each phase, the BCC shall consider the size of the proposed excavation project, existing and proposed surrounding land uses, surrounding FLU designations, and other pertinent information.~~

~~**12) Sound Insulation**~~

~~All machinery, heavy equipment and vehicles utilized for excavation and hauling purposes shall be equipped with double mufflers to reduce airborne noise caused by excavation operations.~~

~~**Bb. Construction Standards**~~

~~All excavation types shall comply with the following construction standards, unless exempt.~~

~~**1) Separation**~~

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D10

EXCAVATION USES  
SUMMARY OF AMENDMENTS  
(Updated 10/25/16)

Separations shall be measured from the top of bank of the nearest excavated area to the property line or designated area in any given direction as defined below: Excavation shall not be constructed within:

- a) wellfield Zone 1 or 300 feet from a public water supply well, whichever is more restrictive;
- b) 200 feet from a wetland or in a wetland, unless approved by ERM;
- c) 300 feet from a Class ~~H1~~ or Class ~~H2~~ Landfill;
- d) 300 feet from a site with known contamination;
- e) 100 feet from a septic system or sanitary hazard;
- f) 100 feet from a potable water well, except for Type ~~H1A~~ and Type ~~H1B~~ excavations; or
- g) 200 feet from publicly owned conservation areas, publicly owned preservation areas or environmentally sensitive lands, unless approved by ERM.

**2) Slopes**

**a) Slope Angle**

Slopes for all excavation types with unplanted littoral zone areas shall be no steeper than four feet horizontal to one foot vertical to a minimum depth of minus two feet OWL. Slopes below the minus two feet depth shall not exceed two feet horizontal to one foot vertical or the natural angle of repose for the specific conditions encountered. Grades and slopes shall be constructed in such a manner as to minimize soil erosion and to make the land surface suitable for revegetation. The slopes shall be adequately vegetated with appropriate ground cover from top of bank to edge of water within 30 days of final grading and thereafter maintained to prevent wind and water erosion.

**b) Slope for Planted Littoral Zones**

The slope for excavation with planted littoral zone areas shall be no steeper than ten feet horizontal to one foot vertical to a distance of five feet waterward of the designated planted littoral zone area. Shallower slopes are encouraged to promote greater success of the littoral zone plantings. A copy of the record drawings certified by a surveyor or engineer recognized and approved by FDPR shall be submitted to ERM within 30 days following completion of slope construction.

**(1) Inspection**

Within 48 hours prior to completion of construction of the required slopes for the planted littoral zones, notification to ERM is required in order to schedule a slope inspection.

**c) Drainage**

Overland sheet flow directly into an excavated area shall be minimized. Those areas within a maximum of 50 feet of the excavated lake may discharge run-off to the lake. This restriction shall not apply to any catchment area discharging runoff to a lake designated as a water management tract and incorporated in an approved stormwater management plan for treatment and control of runoff from a development site, where the boundaries of said catchment are delineated on an approved plan.

**3) Final Site Conditions**

No sharp declivities, pits, depressions, or debris accumulation shall remain after reclamation. Final grading shall conform to the contour lines and grades on the approved reclamation plan.

**4) Reclamation Standards**

**1) General**

**a) Types of Reclamation**

Four types of reclamation standards are defined below. Reclamation standards vary based on the type of excavation activity as set forth in Article ~~4-D~~ **4.B.10**, Excavation Uses.

**(1) Excavated Area**

This area includes the depth of a lake and all slopes waterward of the top of bank, excluding littoral plantings.

**(2) Littoral Planting**

This area includes all plantings waterward from edge of OWL or plus one (+1) OWLs.

**(3) Upland**

This area includes the land area landward of the top of bank and requires that a minimum area of land be maintained or created around the perimeter of an excavated area to preserve future use of the land.

**(4) Upland Planting**

This area includes all plantings landward of the top of bank and requires stabilization of soil and re-establishment of native upland vegetation.

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D10

EXCAVATION USES  
SUMMARY OF AMENDMENTS

(Updated 10/25/16)

2) Excavated Area Reclamation Standard

All slopes shall be reclaimed in accordance with Article ~~4.D.8.B~~ 4.B.10.B.7.b, Construction Standards, and in Article ~~4.D.8.C~~ 4.B.10.B.7.c, Reclamation Standards. Areas not required to be stabilized with littoral plantings shall be stabilized and planted with appropriate ground cover from top of bank to the edge of the water. If seeding is used, a minimum of 50 percent coverage shall be required. The depth of the lake and side slopes shall be comply with Article ~~4.D.8.B~~ 4.B.10.B.7.b, Construction Standards.

3) Littoral Planting Reclamation Standard

All Agricultural (excluding WCAA), Type ~~H2~~ and Type ~~H3~~ Excavations, excluding ponds, shall comply with the following littoral zone standards. Exempted excavations within the WCAA shall provide a littoral zone if the land use ceases to be agricultural. [Ord. 2006-004]

a) Planted Littoral Zones

Planted littoral zones shall be provided which comprise, at a minimum, an area equivalent to eight square feet per linear foot of shoreline. Creativity in design in the placement of the planted littoral zone is strongly encouraged, such as extended areas in one portion of the lake or at the discharge point. For basins with multiple lakes that are interconnected, littoral zones may be concentrated within one or more lakes so long as the basin as a whole contains the total required littoral area. The planted littoral zone area shall be limited to the area between one foot above OWL and two feet below OWL. If the applicant demonstrates to ERM that the planted littoral area elevations should differ from this requirement based on site specific conditions and based on fluctuations around the OWL, ERM may approve planted littoral area elevations other than those elevations stated above. Requirements for littoral zone planting shall be in addition to any planting for wetland mitigation required by DEP, SFWMD, USACE, ERM or any other agency with wetland jurisdiction. [Ord. 2005 – 002] [Ord. 2006-004]

b) Vertical Walls

Vertical walls, bulkheads or other means of hardening the shoreline may be allowed, however, for each linear foot of vertical wall, an additional eight square feet of planted littoral zone shall be required. Thus every linear foot of vertical wall shall require 16 square feet of planted littoral zone to be planted.

c) Planting Requirements

The littoral zone shall be provided with a minimum of six inches of a sand topsoil mix to promote vegetative growth for those areas that do not have adequate soil conditions to ensure plant survivorship. The littoral zone shall be planted with at least five species of appropriate native wetland vegetation, with an average spacing of two feet on center or as approved by ERM. The design and species used shall be such that the plants have an anticipated minimal 80 percent coverage. This criterion shall be met from the 180-day monitoring period, and in perpetuity. The Director of ERM shall maintain a list of acceptable plant species for use in their appropriate elevations within the littoral zones. The list may be amended for general application as more information becomes available. The list shall be open for public inspection and distribution.

d) Timing of Planting

Planting of the excavated lake or pond shall occur no later than immediately prior to the issuance of the first certification of occupancy for any lot adjacent to or abutting the bank of that lake. ERM may approve in writing a phasing plan for planting large single lake systems or interconnected multi-lake systems that would allow lake planting to be phased. At all times, applicant is responsible for minimizing erosion of the littoral shelves until the planting is completed. ERM shall be notified within 48 hours prior to completion of the littoral zone planting.

e) Littoral Planting Plans

The plans shall detail the species and numbers of plants to be used, the location and dimensions of the littoral areas, including any compensatory littoral areas, if applicable; typical cross ~~S~~section of planted littoral zones from lake maintenance easements to the maximum depth of the lake; the location and dimensions of any structure for which a compensatory littoral area is required; the methods for planting and ensuring survival of the plants; and other reasonable information required by the Director of ERM.

Projects which are proposed to be conducted in phases, shall include plans which delineate the phases of excavation and shall include guarantees for each phase.

The signatory of the plans and specifications shall have a personal familiarity with the site and soil conditions based upon a field review.

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D10

EXCAVATION USES  
SUMMARY OF AMENDMENTS  
(Updated 10/25/16)

4.) Upland Reclamation Standards

Upland reclamation standards apply to Type #2 and all Type #3 excavations only.

a.) Reclamation Plan

(1) General

A site reclamation plan shall be submitted as an integral part of the application for a Type #2 or Type #3 excavation and shall be approved by DRO prior to commencement of work. Reclamation is required to ensure a viable end use for the excavation site. The plan shall demonstrate compliance with the requirements in Article 4.D.8 4.B.10.B.7, Technical Standards, except for the littoral planting plan which has its own application submittal requirements. However, the reclamation plan submitted to DRO shall indicate the littoral planting areas.

(2) Type #2 Excavation

The certified final site development plan shall function as the standards required for the final development plan.

(3) Type #2 Excavations Exceeding Off-Site Removal Limitations

As set forth in Article 4.D.5.D-4.B.10.C.4, Type #2 Excavation, shall be classified as a Type #3A Excavation when the applicant proposes to remove more than ten percent of the fill off-site. Notwithstanding final site plan certification, the final site development plan shall function as the reclamation plan and planting requirements shall be met in accordance with the landscape requirements for the final site development plan. In such cases, the BCC may waive all or modify a portion of the explicit upland reclamation planting requirements defined below based on the ultimate use of the site. The BCC may require that the upland reclamation plantings defined below be incorporated into the open space pedestrian system as defined on the final site development plan.

(4) Type #3 Excavations

The reclamation plan for a Type #3 excavation shall comply with the upland reclamation standards in this Section.

b.) Perimeter Reclamation

At a minimum, 75 percent of the perimeter of the excavated area shall have a width of 180 feet; and the remaining 25 percent shall have a width of 100 feet. All disturbed and reclaimed areas shall be planted or seeded with a permanent native ground cover to reduce the loss of topsoil due to water and wind erosion, to provide adequate growing conditions for reclamation planting requirements and to prevent the establishment of prohibited plant species.

c.) Timing of Upland Reclamation

Reclamation shall occur immediately following the end of excavation or immediately following each phase of excavation, whichever occurs first. Upon commencement of reclamation and rehabilitation of the initial phase of this excavation, the next phase of excavation may commence upon written authorization by DRO. The applicable guarantee must be on file prior to authorization for the commencement of excavation on any subsequent phase.

(1) Timing of Planting

If excavation activity is phased, planting shall occur at the completion of each phase. Planting of the reclaimed upland area should occur during the rainy season (June-October), within six months after completion of the excavated area or phase thereof, as applicable. The property owner shall ensure that proper watering and maintenance occurs in order to ensure a successful survival rate. If planting does not occur during the rainy season, then the property owner shall provide irrigation to establish the new plantings. PZB shall be notified 48 hours prior to completion of the upland plantings.

d.) Calculating Planting Requirements

In addition to the buffer requirements in Article 4.D.5.E 4.B.10.C.5, Type #3 Excavations, the following upland planting requirements shall apply.

(1) Sites Supporting Native Vegetation

Calculations to determine the reclamation planting requirements for sites supporting native vegetation shall be based on the existing tree cover. Controlled or prohibited species shall be exempt from this calculation. In addition, any tree species located within the required perimeter buffer area shall also be exempt. If no vegetation exists, the applicant shall demonstrate that the site was cleared before 1986 or has been issued and has complied with a vegetation removal permit.

A certified tree survey shall be submitted by either a landscape architect, forester, land surveyor, or engineer who is registered in the State of Florida. This count shall include all existing on-site native trees with a trunk diameter

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].

~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D10

EXCAVATION USES  
SUMMARY OF AMENDMENTS  
(Updated 10/25/16)

three inches or greater to be measured at four and one-half feet above the ground. The number of existing trees meeting this criterion shall then be divided by the total number of acres to obtain a tree-per-acre figure. The number of replacement trees to be planted at the time of final site reclamation shall be determined by multiplying the trees-per-acre figure by the number of required reclaimed land acres remaining at the time of final site reclamation. Credit shall be given by PZB for existing trees greater than three inches in diameter which are relocated and/or adequately protected during excavation. Any trees relocated and/or protected shall be deducted from the replacement tree count requirement. The trees to be replanted shall be native and a minimum eight feet high. In addition, two understory 18 inch high seedlings shall be planted for each tree required to be planted.

**e) Upland Planting Reclamation Standards**

The upland reclamation plantings may be clustered in one area of the reclaimed upland area or dispersed throughout the reclaimed upland area. No minimum or maximum area is required, except as a condition of approval, as long as the vegetation is planted in accordance with standards set forth in Article 7.F, Perimeter Buffer Landscape Requirements, and Article 14.C, Vegetation Preservation and Protection. A minimum of five native plant species shall be used to fulfill the planting requirements. The design and species used shall be such that the plants have an anticipated minimal survival rate of at least 80 percent at the end of each monitoring period.

**f) Plan Requirements**

The upland reclamation planting plan shall be submitted to the DRO simultaneously with the application for the final site plan.

(1) The signatory of the plans and specifications shall have personal familiarity with the site and soil conditions based upon a field review. The plans shall be signed and sealed by a professional Landscape Architect certified by the Florida Department of Professional Regulation.

(2) At a minimum, the plans shall detail the location, species and numbers of plants to be used, and the methods for planting and ensuring survival of the plants, and other reasonable information required by ERM.

**g) Phased Projects**

In the event that upland reclamation is to be conducted in phases, the following additional requirements shall apply:

(1) A phasing plan shall be submitted indicating:

- (a) exact acreage of each phase;
- (b) proposed duration of excavation and reclamation of each phase; and
- (c) number of trees to be planted.

**5) Area of Record**

All reclaimed littoral and upland planting areas shall be identified graphically and in writing on a separate restrictive covenant. The graphic shall be signed and sealed by a ~~C~~certified engineer or surveyor as applicable, recognized and approved by the FDPR. If a plat is required, pursuant to Article 11, SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS, all planted littoral zones and upland reclamation planting areas shall be identified by reference to the restrictive covenant. The plat and restrictive covenant shall be reviewed and approved by the Zoning Division, ERM, and the County Attorney's office prior to recordation. A copy of the plat, if applicable, and recorded restrictive covenant shall be provided to ERM and PZB, prior to issuance of written approval of the Notice of Intent to Construct. Within 30 days following plat recordation, a copy of the recorded plat shall be provided to ERM and Zoning Division.

The littoral area and reclaimed upland planting area shall be specifically and separately reserved to the owner, or if applicable, to the property owners' association as its perpetual maintenance responsibility, without recourse to PBC or any other governmental entity or agency. The plat, if applicable, restrictive covenant and property owners' association documents, shall contain the following statement:

It is a punishable violation of PBC Laws, Ordinances, Codes, Regulations and approvals to alter the approved slopes, contours, or cross ~~S~~sections or to chemically, mechanically, or manually remove, damage or destroy any plants in the reclaimed areas and planted littoral zone except upon the written approval from the Director of ERM or Zoning, as applicable. It is the responsibility of the owner or property owners association, its successors or assigns, to maintain the required survivorship and coverage of the reclaimed upland and planted littoral areas and to ensure on-going removal of prohibited and invasive non-native plant species from these areas.

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:**].

~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:**].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D10

EXCAVATION USES  
SUMMARY OF AMENDMENTS  
(Updated 10/25/16)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60

**Reason for amendments:** [Land Development]  
14. . Land Development is no longer issuing haul permits for several reasons, including that only rights of way maintained by Palm Beach County are eligible by ordinance to receive a right-of-way permit. Many of the roads utilized for haul routes are under State or Municipal control and the permittees cannot be held accountable for road damage due to lack of proof

**Dd. Performance Guarantee Requirements**

**1). General**

ERM shall administer guarantee requirements for the excavated area and littoral plantings. The Zoning Division shall administer guarantee requirements for reclaimed upland area, and upland plantings. The Land Development Division shall administer guarantee requirements associated with road maintenance and repair of haul routes if required by the BCC or County Engineer Executed Agreement pursuant to Art. 4.B.10.B.7.a.10)b), Executed Agreement.

**2). Guarantees Required**

The guarantees for phased projects may be bonded separately with approval by the DRO.

**a). Agricultural and Type H2 Excavations**

Agricultural and Type H2 ~~e~~Excavations shall be required to provide a guarantee for the littoral zones. If approved as a Class A conditional use, guarantees ~~shall~~ may also be required for the excavated area, upland reclamation (excluding upland plantings) and roadway maintenance and repair.

**b). Type H3 Excavation**

Approval of at least five guarantees shall be required for Type H3 ~~e~~Excavations:

- (1) excavated areas;
- (2) reclaimed upland areas;
- (3) upland planting areas; and,
- (4) littoral zones; ~~and,~~

**5c) Approval may be required for Type 3 Excavation for road maintenance and repair when a haul permit is required in accordance with Article 4.D.8.A, Operational Standards and Requirements.**

**3). Execution**

The performance guarantee shall be executed by a person or entity with a legal or financial interest in the property. Transfer of title to the subject property shall not relieve the need for the performance guarantee. The seller shall maintain, in full force and effect, the original performance guarantee until it is replaced by the purchaser.

**4). Form of Guarantee**

The guarantee shall assure the project performs as approved by the BCC and in accordance with the standards of this Code. The guarantee shall take the form of:

- a). A cash deposit or certificate of deposit assigned to PBC;
- b). An escrow agreement for the benefit of PBC;
- c). A performance bond issued by a Florida registered guarantee company which shall be listed on the U.S. Department of Treasury Fiscal Services, Bureau of Government Financial Operations. Said bond may be canceled only upon a 60 day written advance notice and acceptance of cancellation by ERM, PZB or Land Development Division, as applicable;
- d). An unencumbered, clean, irrevocable letter of credit which must be executed on a form provided by PBC; or
- e). Unless otherwise approved in writing by ERM, PZB or Land Development Division, as applicable, performance bonds or letters of credit shall be on forms provided by PBC.

**5). Amount of Guarantee**

**a). General**

The amount of the guarantees shall be adjusted in accordance with the Consumer Price Index, as provided by the Congressional Budget Office and as approved by the County Attorney's Office.

**b). Excavated Area**

Guarantee shall be a minimum of 1,000 dollars per acre of permitted excavation area.

**c). Littoral Zones**

The guarantee shall be a minimum of 10,000 dollars and shall be an amount of no less than 110 percent of the total estimated cost for planting, maintaining, and monitoring the required littoral shelves. ERM retains the option for requesting a second cost estimate for which the performance guarantee is based.

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D10

EXCAVATION USES  
SUMMARY OF AMENDMENTS  
(Updated 10/25/16)

1  
2  
3  
4  
5  
6  
7

**d). Reclaimed Upland and Upland Planting Areas**

Guarantee shall be a minimum of 10,000 dollars and shall be an amount of no less than 110 percent of the total estimated cost for reclaiming, planting, maintaining, and monitoring the upland area and required upland planting areas. PZB retains the option for requesting a second cost estimate for which the guarantee is based.

Reason for amendments: [Land Development]
15. Land Development is no longer issuing haul permits due to inability to hold permittees accountable for road damage due to lack of proof. An Executed Agreement will be required on a case-by-case basis when in the opinion of the BCC or the County Engineer, the Agreement is in the best interest of the public to protect road conditions. Specifics for each Executed Agreement may vary in each case so standard Code language is unnecessary.

8  
9

~~**e). Roadway Maintenance and Repair**~~

~~Streets which require a haul permit in order to be used as a haul route shall be required to post a minimum guarantee in the amount of 50,000 dollars per mile of affected streets within the radius of impact.~~

10  
11  
12

**6). Submittal and Approval of Guarantee**

Except in the case of an application by a political subdivision or agency of the State, all applicants shall submit the guarantee instruments and obtain approval of the guarantee as provided below.

13  
14  
15  
16

**a). Reclaimed Upland Area and Upland Planting Areas**

Guarantees for the reclaimed upland area and upland planting areas shall be submitted with the DRO application and approved prior to DRO certification of the final excavation plan.

17  
18  
19  
20

**b). Excavated Area and Littoral Zones**

Guarantees for the excavated area and littoral zones shall be approved by ERM prior to issuance of written approval of the Notice of Intent to Construct.

21  
22  
23

**c). Road Maintenance and Repair**

When required, Guarantees guarantees for road maintenance and repair shall be approved by the Land Development Division prior to issuance by ERM of the applicants Notice of Intent to Construct.

24  
25  
26  
27

**7). Duration and Release**

The guarantee for the excavated area and upland reclamation area of Type ~~III~~ **Excavations** may be reduced once the "as-built" plan is approved. However, the guarantee shall continue to cover the upland planting and littoral planting areas until released by Palm Beach County in accordance with this subsection.

28  
29  
30  
31  
32

**a). Excavated Areas for Type ~~III~~ Excavations**

At the request of the applicant, the guarantees shall be released by ERM, after DRO certification of the final as-built reclamation plan, in accordance with Article ~~4.D.5.E.6~~ **4.B.10.C.5.g**, Use Approval and Procedures.

33  
34  
35  
36

**b). Upland Reclamation Area**

At the request of the applicant, the guarantees shall be released by PZB, after DRO certification of the final as-built reclamation plan, in accordance with Article ~~4.D.8.C.5~~ **4.B.10.B.7.c.5**, Area of Record.

37  
38  
39  
40

**c). Littoral and Upland Planting Reclamation Areas**

The guarantees shall remain in effect a minimum of 730 days (two years) after reclamation is completed in accordance with all requirements of this Section. Guarantees shall not be released until approved plats or separate instruments are recorded and proof of recordation is provided to ERM and PZB, pursuant to Article ~~4.D.8.D~~ **4.B.10.B.7.d**, Performance Guarantee Requirements. Following verification of successful completion of reclamation through approval of the submitted as-builts, area of record, monitoring reports, and site inspection(s) by ERM and PZB, as applicable, guarantees shall be released.

41  
42  
43  
44  
45  
46  
47  
48  
49

**d). Road Maintenance and Repair**

When required, The the guarantee shall be released by the County Engineer and any applicable road maintenance authority after certification of the final phase of the as-built plan and upon final inspection and acceptance of the repair, maintenance and condition of the streets within the radius of impact.

50  
51  
52  
53  
54

**8). PBC Use of Guarantee**

Should PBC find it necessary to use the performance guarantee for corrective work or to fulfill the applicant's reclamation, reconstruction or maintenance obligations as set forth herein, the applicant shall be financially responsible for all legal fees and associated costs incurred by PBC in recovering its expenses from the firm, corporation or institution that provided the performance guarantee.

55  
56  
57  
58  
59  
60

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D10

EXCAVATION USES  
SUMMARY OF AMENDMENTS  
(Updated 10/25/16)

~~Ee.~~ **Maintenance and Monitoring**

The following maintenance and monitoring program is required for all planted littoral zones and reclaimed planted upland areas.

~~1).~~ **Excavation Activity**

The applicant shall submit an annual report to the DRO indicating the status of the excavation activity. The report shall include, but not be limited to, the status of:

- ~~a).~~ the current phase(s) of excavation;
- ~~b).~~ all phases of excavation and reclamation activities (including date(s) of completion and anticipated dates of completion);
- ~~c).~~ amount of material extracted and amount of material removed from the site;
- ~~d).~~ condition of perimeter buffers and landscaping; and,
- ~~e).~~ status of compliance with conditions of approval and applicable requirements in this Section.

~~2).~~ **Initial Maintenance and Monitoring of Reclaimed Upland Areas and Littoral and Upland Planting Areas**

The planted littoral zones and planted upland areas shall be inspected and monitored for at least one year after planting. Equipment storage, maintenance and service areas shall be monitored until completion of the excavation activity for contamination by regulated substances. The maintenance and monitoring program shall comply with the following requirements:

~~a).~~ **Maintenance**

Inspections, monitoring, exotic plant species removal and replanting during each monitoring period shall be required to maintain the minimum:

- (1) 80 percent coverage criterion for the planted littoral zone from the 180 day monitoring period; and,
- (2) 80 percent survivorship for the planted upland area from the 180 day monitoring period;

~~b).~~ **Exotic Plant Species**

Complete removal of the following plant species from the planted littoral zone and upland areas, as applicable:

- (1) prohibited and invasive non-native plant species as defined by Article 14.C, Vegetation Preservation and Protection; and,
- (2) invasive species, such as cattails, primrose willows and water hyacinth.

~~c).~~ **Regulated Substances**

Inspections and monitoring of all equipment storage, maintenance and service areas shall be required to ensure the site has not been contaminated by regulated substances. Construction areas shall be maintained in accordance with the "Regulated Substance Best Management Practices for the Construction Industry."

~~d).~~ **Submittals for Monitoring Programs**

Submittal of monitoring reports for each monitoring period shall be required. The planted littoral zone reports shall be submitted to ERM and the reclaimed upland planting reports shall be submitted to the Zoning Division. These monitoring reports shall represent the monitoring periods commencing with a time zero report, 90 day, 180 day and 360 day reports.

The time zero monitoring report shall be submitted within 30 days of the initial planting. Each subsequent report shall be submitted within 30 days of the completion of the monitoring period. If following the first year of the maintenance and monitoring period, PBC finds the planted littoral or reclaimed planted upland areas to be in non-compliance with the provisions herein, the land owner or entity having maintenance responsibility may be required by PBC to extend their maintenance and monitoring period, until compliance with the maintenance and monitoring requirements is met.

~~e).~~ **Content of Monitoring Reports**

Each monitoring report, including the time zero report, shall assess the species, numbers, and locations of planted littoral zones and reclaimed upland planting areas. The report shall also depict the equipment maintenance, storage and service areas and assess the condition of the ground as a result of possible leakage or spillage of regulated substances. The report shall include multiple photographs (panoramas are preferred) of the site clearly showing these areas. Photographs must be taken at approximately the same location(s) each time.

In addition, the report shall detail the species, numbers and locations of additional plantings that were made to attain the 80 percent survivorship/coverage criteria, if such plantings were necessary.

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D10

EXCAVATION USES  
SUMMARY OF AMENDMENTS

(Updated 10/25/16)

3) Long-Term Maintenance and Monitoring of Reclaimed Upland Areas and Littoral and Upland Planting Areas

After the first year, the land owner or entity having maintenance responsibility for the planted littoral zone and planted upland reclamation area, shall maintain these areas in the following manner.

- a) The reclaimed upland areas shall maintain a minimum survivorship of 80 percent, and the planted littoral zone shall maintain a minimum coverage of 80 percent.
- b) Exotic and invasive non-native plant species as defined by Article 14.C, Vegetation Preservation and Protection, such as cattails, primrose willows and water hyacinth, shall be restricted to a coverage of less than ten percent of the required planted littoral zone. No exotic or invasive non-native plant species shall be permitted in the upland areas.

4) Repair, Reconstruction Modification

DRO approval shall be obtained prior to any reconfiguration of the approved lake or reclaimed upland area. Written approval from the Director of ERM shall be obtained prior to modification of the planted littoral zones.

Section 98. Administration and Enforcement

Aa. Administrative Waiver from Construction Criteria for Agricultural, WCAA, Type #2 and Type #3 Excavations

1) Authority and Criteria

Administrative waivers from the slope, depth, or littoral zone standards contained in Article 4.D.8 4.B.10.B.7, Technical Standards, for Agricultural, WCAA, Type #2, and Type #3 Excavations may be granted by ERM in accordance with the standards of this Section. ERM may grant the waivers to an applicant upon demonstration by a preponderance of evidence, that such administrative waivers will not be injurious to the area involved or otherwise detrimental to the public welfare, and that special or unique circumstances exist to justify the administrative waivers based on one or more of the following conditions:

- a) That the literal application of these standards will create an unreasonable hardship and that the special and unique circumstances do not result from the actions of the applicant;
- b) That a request for relief from the littoral planting requirements include an alternative plan with a contribution to the Pollution Recovery Trust Fund of twice the amount calculated by the formula for a guarantee located in 4.D.8.D.5.c. Article 4.B.10.B.7.d.5)c), Littoral Zones and for review and approval by the Director of ERM. If the littoral zone had been depicted on the site or master plan, a modification of the plan shall be processed in order to delete the littoral zone from the plan; [Ord. 2013-001]
- c) That appropriate technology and methods will be used to ensure consistency with the intent of the Code; or
- d) The proposed administrative waiver will not be adverse to the general intent and purpose of this Section.

2) Limitations

No administrative waiver shall be approved for those separation items in Article 4.D.8.B 4.B.10.B.7.b, Construction Standards, unless the item specifically allows approval by ERM; nor for any mining or excavation operation location which will reduce hydraulic recharge distances to a public water supply well in excess of two percent; nor within 200 feet of a publicly-owned conservation area, environmentally sensitive land area, or publicly-owned preservation area. An administrative waiver may be granted for littoral areas within a lake supporting bona-fide agricultural operations. If the land use changes from bona-fide agricultural use, the littoral requirements for the new land use shall be required.

3) Review Process

The request shall be included with the Notice of Intent to Construct, unless a Notice of Intent to Construct has been previously approved. An appropriate fee and drawings of sufficient detail shall be required in order to provide the information needed to determine if granting approval of the waiver is appropriate. The application and drawings, excluding littoral planting plans, shall be signed and sealed by a professional recognized and approved by the Florida Department of Professional Regulation for this type of project.

- a) Upon receipt of a request to deviate from the Construction Criteria, ERM shall have 30 days to request any additional information.
- b) Within 30 days of receipt of the requested additional information, ERM may only request information needed to clarify the additional information supplied or to answer new questions raised by or directly related to the additional information.
- c) If ERM does not ask for additional information within thirty 30 days of receipt of the request, the request shall be deemed complete upon date of receipt.

Notes:

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D10

EXCAVATION USES  
SUMMARY OF AMENDMENTS  
(Updated 10/25/16)

- 1 d.) If an applicant fails to respond to a request for the fee or any additional
- 2 information within 60 days, the request may be denied without prejudice.
- 3 However, ERM may grant an extension of time as is reasonably necessary to
- 4 fulfill the request for additional information. ERM action shall be approval or
- 5 denial, and shall be included with the issued written approval of the Notice of
- 6 Intent to Construct.
- 7

Reason for amendments: [ERM/Zoning]
16. Provide authority to the Director of Code Enforcement to ensure compliance with the excavation regulations when referred by the Director of the Environmental Resource Management.
17. Delete reference to Florida Administrative Code (F.A.C.) 40E-20.302, Types of General Water Use Permits as it was repealed on July 14, 2014.

**Bb. Violations, Enforcement, and Penalties**

**1.) Violations**

Violations not related to conditions imposed by the Notice of Intent to Construct excavation, may be referred to the Director of Code Enforcement as determined by the Director of ERM.

For each day or portion thereof, it shall be a violation of this Section to:

- a.) fail to comply with a requirement of this Section, a condition of an approval or an authorized exemption granted hereunder;
- b.) fail to comply with the design specifications or littoral planting plan submitted with the Notice of Intent to Construct for which a written approval was issued by ERM;
- c.) alter or destroy the approved depths, slopes, contours, or cross-sections;
- d.) chemically, mechanically, or manually remove, damage, destroy, cut, or trim any plants in the littoral zones, except upon written approval by the Director of ERM;
- e.) dredge, excavate, or mine the lake or littoral zones without prior receipt of approval(s) from ERM and/or PZB;
- f.) cause water quality violations in excess of the standards contained in F.A.C. Chapter 62-302; or
- g.) dewater in Type 1(A), Type 1(B); and Agricultural ~~e~~Excavations unless otherwise permitted by a State agency, Federal agency, or the SFWMD, or the dewatering operation is in compliance with the conditions of F.A.C. 40E-20.302(3). [Ord. 2005 – 002]

**Cc. Enforcement**

Violation of each subsection provision of this Section, any conditions of approval, or any of those violations listed in ~~Art. Article 4.D.9.B~~ 4.B.10.B.8.b, Violations, Enforcement and Penalties, above, shall be deemed a separate violation and may be subject to fines up to 1,000 dollars per day per violation. In order to enforce compliance with the provisions of this Section, ERM, PZB and the County Engineer may issue a cease and desist order or require that future DRO certifications be denied or a building permit or C.O. be withheld. Violations of the provisions of this Section shall be punishable by one or more of the following: [Ord. 2005 – 002]

- 1.) Quadruple permit fees shall be assessed if permits were not obtained for violations involving activities which would otherwise have been permissible, as determined by ERM, PZB, or the Land Development Division.
- 2.) This Section shall be enforced through the remedies as outlined in Article 10, Enforcement. However, PBC is not prevented from enforcing the provisions of this Section by any other measures allowable by law, including but not limited to, F.S. Chapters 125 and 162, as may be amended.
- 3.) If the applicant has violated the provisions of this Section, or a condition of approval, staff may place the subject Development Order back on a BCC agenda for re-consideration in accordance with the provisions of Article 2.E, Monitoring, and Article 10, Enforcement.

**Dd. Restoration**

Damage to upland reclamation areas, planted littoral shelves, littoral plants and/or streets may result in an order to restore to the approved conditions. Excavation operations that have occurred without approval and receipt of written approval from ERM, PZB or the County Engineer, as applicable may result in an order to restore the site or streets in the radius of impact to preexisting conditions.

**Ee. Additional Remedies**

In addition to the sanctions contained herein, PBC may take any other appropriate legal action, including but not limited to, administrative action, and requests for temporary and permanent injunctions, to enforce the provisions of this Section.

**Ff. Use of Collected Monies**

All monies collected by ERM as civil penalties for violations of this Section shall be deposited in the PBC Pollution Recovery Trust Fund.

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D10

EXCAVATION USES
SUMMARY OF AMENDMENTS
(Updated 10/25/16)

Reason for amendments: [Zoning].

18. Delete redundant appeals language to reference the specific sections of the Code that address appeals to decisions made by the Zoning Director, the County Engineer and the Director of ERM based on the authority granted in Article 1.B.1.A, Authority to interpret Excavation types

G9. Appeals

An applicant may appeal a final determination made by: the appropriate authority that interprets Excavation Uses as contained in Art. 1.B.1.A, Authority, based on the appeal process in Art. 2.A.1.S, Appeal,

1. Director of ERM

Appeal shall be made to the Hearing Officer. The applicant shall comply with the following appeal procedures. [Ord. 2011-016]

a. Submittal

An appeal must be made within 20 days of the applicant's receipt of the final action.

b. Hearing

Each hearing shall be held within 60 days of submittal of all documents which the Hearing Officer deems necessary to evaluate the appeal. At the conclusion of the hearing, the Hearing Officer shall orally render its decision (order), based on the evidence entered into record, the decision shall be stated in a written order and mailed to the applicant not later than ten days after the hearing. Written order of the Hearing Officer shall be final. [Ord. 2011-016]

2. Director of Zoning or Director of Land Development

Appeal shall be made to the appropriate appeals board as provided in Article 2.G, DECISION-MAKING BODIES as applicable. [Ord. 2011-016]

3. Judicial Relief

An applicant or ERM may appeal a final written order of the Hearing Officer within 30 days of the rendition of the written order by filing a petition for Writ of Certiorari in Circuit Court of the Fifteenth Judicial Circuit in and for PBC, Florida. [Ord. 2011-016]

C. Definitions and Supplementary Use Standards for Excavation Uses

Before commencement of any excavation, approval shall be obtained pursuant to the procedures and standards defined in this Section.

Reason for amendments: [Zoning].

1. Insert the definitions for Agricultural Excavation, Type 1A Excavation, Type 1B Excavation, and Type 2 Excavation as they were inadvertently removed from the Code via Ordinance 2003-067.

Section 5- Excavation Standards

A1. Agricultural Excavations

a. Definition

Excavation necessary to support bona fide agricultural production operations, including but not limited to the creation of ponds or lakes to construct accessory structures supporting the agricultural use, livestock ponds, canal laterals and roads, but excluding customary agricultural activities such as plowing and maintenance of canals and roads.

1b. Separation and Setbacks

In addition to the separation requirements in Article 4-D-5.A 4.B.10.C.1, Agricultural Excavations, shall maintain a minimum setback of 100 feet, measured from the inside edge of the lake maintenance easement to any adjacent property line.

2c. Maximum Depth

Excavation activity shall not exceed 20 feet from OWL. This maximum depth may be exceeded if approved by ERM in accordance with Article 4-D-9 4.B.10.B.8, Administration and Enforcement, provided the applicant adequately ensures that chloride levels shall not exceed 250 parts per million (PPM) and Total Dissolved Solids (TDS) either does not exceed 500 PPM or is in accordance with Chapter 62.520.420(2) F.A.C. in the excavated lake based on ground water sampling prior to construction, or the applicant may provide reasonable assurance that the ambient off-site chloride and TDS levels will not be degraded based upon background levels. Additional sampling may be required by ERM during and after construction. [Ord. 2008-037]

3d. Sediment Sump

A sediment sump may be constructed at the excavated lake or pond inlet to a depth of 25 feet OWL. A sump shall not exceed five percent of the mined lake area.

4e. Reclamation, Maintenance and Monitoring

Agricultural eExcavations shall comply with the excavated area, and littoral zone reclamation requirements of Article 4-D-8.C 4.B.10.B.7.c, Reclamation Standards, and Article 4-D-8.C-2 4.B.10.B.7.c.2), Excavated Area Reclamation Standard, Article

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ]. .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D10

EXCAVATION USES  
SUMMARY OF AMENDMENTS  
(Updated 10/25/16)

~~4.D.8.C.3~~ 4.B.10.B.7.c.3), Littoral Planting Reclamation Standard, Article ~~4.D.8.C.5~~ 4.B.10.B.7.c.5), Area of Record, and ~~4.D.8.E~~ Article 4.B.10.B.7.e, the Maintenance and Monitoring requirements, and Article ~~4.D.9.E~~ 4.B.10.B.8.e, Additional Remedies, unless waived by ERM.

**5f. Use Approval and Procedures**

All applications for ~~a~~Agricultural ~~e~~Excavation shall include a detailed explanation of the proposed bona fide agricultural use. This explanation shall demonstrate consistency with applicable industry standards and satisfy the definition requirements of bona fide agriculture pursuant to Article 1.I, Definitions and Acronyms. The excavation shall be the minimum necessary to implement the proposed bona fide agricultural use. [Ord. 2008-037]

**~~a.1~~ Two Acres or Less - DRO**

Agricultural Excavation consisting of two acres or less in surface area, may be approved pursuant to Article 2.D.1, Development Review Officer. The DRO shall review for compliance with the standards of this Section and may approve the application with or without conditions. [Ord. 2016-016]

**~~b.2~~ Greater Than Two Acres - Conditional ~~or Requested~~ Use**

Off-site removal shall apply the appropriate compatibility standards of ~~Article 4.D.5.E~~, 4.B.10.C.5, Type ~~III~~3 Excavations. [Ord. 2016-016]

**~~c.3~~ Additional Review**

See ~~Section 5.F.6~~ Article 4.B.10.C.5.g.1) for Excavation Pre-application Checklist. [Ord. 2008-037]

**6g. Guarantee Requirements**

Agricultural ~~e~~Excavation shall comply with the Guarantee requirements pursuant to Article ~~4.D.8.D~~ 4.B.10.B.7.d, Performance Guarantee Requirements.

**7h. Notice of Intent to Construct**

In accordance with Article ~~4.D.7~~ 4.B.10.B.6, Notice of Intent to Construct, shall be required.

**8j. WCAA Excavations**

**~~a.1~~ Operational and Construction Standards**

An application for WCAA ~~e~~Excavation shall comply with the standards in Article ~~4.D.8.A~~ 4.B.10.B.7.a, Operational Standards and Requirements, and Article ~~4.D.9.B~~ 4.B.10.B.8.b, Violations, Enforcement, and Penalties, and except for hours of operation.

**~~b.2~~ Separations and Setbacks**

In addition to the separation requirements in Article ~~4.D.8.B.1~~ 4.B.10.B.7.b.1), Separation, a WCAA ~~e~~Excavation shall maintain a minimum setback of 50 feet measured from the inside edge of the lake maintenance easement to any adjacent property lines.

**~~c.3~~ Depth**

The maximum depth for the excavated lake or pond shall not exceed 15 feet from OWL due to chloride and TDS considerations. This maximum depth may be exceeded if approved by ERM in accordance with Article ~~4.D.9~~ 4.B.10.B.8, Administration and Enforcement, provided the applicant adequately ensures that chloride levels shall not exceed 250 parts per million (PPM) and Total Dissolved Solids (TDS) does not exceed 500 PPM or is in accordance with Chapter 62.520.420(2) F.A.C. within the excavated lake or pond based on ground water sampling prior to construction. Additional sampling may be required during and after construction. [Ord. 2008-037]

**~~d.4~~ Sediment Sump**

A sediment pump may be constructed at the excavated lake or pond inlet to a depth of 25 feet OWL. However, this sump shall not exceed five percent of the mined lake area.

**~~e.5~~ Approval and Procedures**

All applications for WCAA ~~e~~Excavation shall include a detailed explanation of the proposed bona fide agricultural use. This explanation shall demonstrate consistency with applicable industry standards and shall satisfy the definition requirements of bona fide agriculture pursuant to Art. 1.I, Definitions and Acronyms. Excavation shall be the minimum necessary to implement the bona fide agricultural use. [Ord. 2008-037]

~~1a~~) Additional Requirement. See ~~Section 5.F.6~~ Article 4.B.10.C.5.g.1), ~~for~~ Excavation Pre-application Checklist. [Ord. 2008-037]

**6g) Notice of Intent to Construct**

In accordance with Article ~~4.D.7~~ 4.B.10.B.6, Notice of Intent to Construct, shall be required.

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D10

EXCAVATION USES  
SUMMARY OF AMENDMENTS  
(Updated 10/25/16)

**B2. Type ~~1~~A Excavation**

**a. Definition**

Excavation necessary to obtain fill for the construction of a single family dwelling or an accessory structure to a single family dwelling on a lot.

**4b. Lot Size**

A minimum of one acre.

**2c. Excavated Surface Area**

The maximum surface area of all excavation on the premises shall be less than two-tenths acre or (8,712 square feet).

**3d. Off-site Removal**

Off-site removal of extracted material is prohibited.

**4e. Separation and Setbacks**

In addition to the separation requirements in Article ~~4.D.8.B.1~~ **4.B.10.B.7.b.1**), Separation, Type ~~1~~A Excavation shall maintain the following minimum setbacks, measured from the inside edge of the lake maintenance easement.

~~a.1~~) 15 feet at the time of construction from any adjacent property line. The top of bank shall be a minimum of five feet.

~~b.2~~) 50 feet from any potable water well.

~~c.3~~) 100 feet from any septic system pursuant to Article 15.A, ECR I Onsite Sewage Treatment and Disposal Systems.

**5f. Slope**

If a lake excavated prior to June 16, 1992, does not comply with the minimum slope requirements of Article ~~4.D.8.B.2~~ **4.B.10.B.7.b.2**), Slopes, a minimum four foot high gated fence completely enclosing the excavated area may be substituted for the required slopes.

**6g. Depth**

Excavation activity shall not exceed ten feet in depth below OWL.

**7h. Reclamation**

The applicant shall comply with the following reclamation requirements prior to issuance of a CO.

~~a.1~~) Compliance with the slope and drainage and reclamation standards of Article ~~4.D.8.B~~ **4.B.10.B.7.b**, Construction Standards, shall be required.

~~b.2~~) The property owner shall submit a Certificate of Compliance sealed by a registered Land Surveyor to the Building Division depicting:

~~1a~~) an as-built survey showing the location, size, and depth of the excavated area; and,

~~2b~~) in cases where no permanent water body is created, the site plan submitted with the building permit shall serve as the reclamation plan.

**8j. Use Approval and Procedures**

The request shall be made concurrent with an application for a building permit. Approval shall be issued concurrent with receipt of a building permit for a single family dwelling. **[Ord. 2008-037]**

**~~a.1~~ Application Requirements**

The building permit plans shall be supplemented with the following information: **[Ord. 2008-037]**

**~~1a~~ Site Plan**

A general site plan complying with the standards of this Section;

**~~2b~~ Statement**

A statement estimating the amount of excavated material, in cubic yards; and,

**~~3c~~ Notarized Authorization**

Notarized authorization from the property owner to excavate.

**~~b.2~~ Determination of Sufficiency, Review and Decision**

A building permit shall be issued by PZB, with or without conditions of approval, after the application has been determined complete and in compliance with this Section.

**C3. Type ~~1~~ B Excavation**

**a. Definition**

Excavation necessary to obtain fill for the construction of a single family dwelling or an accessory structure to a single family dwelling on a lot.

**4b. Lot Size**

A minimum of two and one-half acres.

**2c. Excavated Surface Area**

The maximum surface area of all excavation on the premises shall be less than 25 percent of the gross lot area and shall not exceed two acres.

**3d. Off-site Removal**

Off-site removal of extracted material is prohibited.

**4e. Separations and Setbacks**

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D10

EXCAVATION USES
SUMMARY OF AMENDMENTS
(Updated 10/25/16)

In addition to the separation requirements of Article 4-D-8-B 4.B.10.B.7.b, Construction Standards, Type #1 eExcavations shall maintain the following minimum setbacks:
a-1) 30 feet at the time of construction from any adjacent property line.
b-2) 50 feet from any potable water well.
e-3) 100 feet from any septic system pursuant to Article 15.A, ECR I Onsite Sewage Treatment and Disposal Systems.

5f. Maximum Depth

Excavation activity shall not exceed 15 feet in depth below OWL.

6g. Reclamation

The applicant shall comply with the following reclamation requirements prior to issuance of a CO.

a-1) Compliance with the slope angle, drainage, and reclamation standards Article 4-D-8-B 4.B.10.B.7.b, Construction Standards.

b-2) The property owner shall submit a Certificate of Compliance sealed by a registered Land Surveyor to the DRO depicting:

1a) An as-built survey showing the location, size, and depth of the excavation.

2b) In cases where no permanent water body is created, the building permit site plan shall serve as the reclamation plan.

7h. Use Approval and Procedures

The request shall be made concurrent with an application for a building permit. Approval shall be issued concurrent with receipt of a building permit for a single-family dwelling.

[Ord. 2008-037]

a-1) DRO Approval

Pursuant to Article 2.D, Administrative Process: DRO Approval shall be required. The DRO shall review for compliance with this Section and may approve the application with or without conditions.

b-2) Duration

A Type #1B eExcavation permit shall expire 120 days from the date authorization is received to begin excavation activity. The DRO may grant one 90 day extension.

D4. Type #2 Excavation

a. Definition

Excavation necessary to create a lake or lakes required to implement a Development Order.

4b. Location

A Type #2 eExcavation may be permitted to implement a site-dDevelopment Order plan for a principal use as permitted allowed in the Use Regulation Schedule Table 4.A.3.A Use Matrix Art. 4.B10, Excavation Uses, and to implement a Final mMaster Plan, Final sSite pPlan, or final sSubdivision pPlan approved by the DRO. [Ord. 2008-037]

2c. Standards

An application for a Type #2 eExcavation shall comply with the following requirements:

a-1) Article 4-D-8-A 4.B.10.B.7.a, Operational Standards and Requirements, and Article 4-D-8-B 4.B.10.B.7.b, Construction Standards;

b-2) Excavated area, Littoral zone and general upland reclamation requirements pursuant to Article 4-D-8-C 4.B.10.B.7.c, Reclamation Standards;

e-3) Article 4-D-8-D 4.B.10.B.7.d, Performance Guarantee Requirements;

d-4) Article 4-D-8-E 4.B.10.B.7.e, Maintenance and Monitoring; and,

e-5) Article 4-D-7 4.B.10.B.6, Notice of Intent to Construct.

3d. Separations and Setbacks

In addition to the separation requirements in Article 4-D-8-B-1 4.B.10.B.7.b.1), Separation, Type #2 Excavation shall maintain a minimum setback of 30 feet, measured from the top of bank to the perimeter boundary of the mMaster pPlanned development Planned Development District, sSubdivision, overall fFinal sSite pPlan, streets 80 feet in width or greater, and canal R-O-W. For the purpose of this-Section-separation and setbacks provision, the top of bank is considered the waterward edge of the lake maintenance easement.

4e. Depth

The maximum depth of a Type #2 eExcavation shall be in accordance with Article 4-D-5.A-2 4.B.10.C.1.c, Maximum Depth.

Reason for amendments: [Zoning]

1. Delete redundant language that was intended to clarify regulations applicable to Type 2 Excavation since all regulations contained in the Excavation Uses of Art. 4, Use Regulations, should be considered prior to the operation of any excavation activity.

2. One of the objectives of the Use Regulations Project (URP) is to consolidate the Requested Use (Board of County Commissioners (BCC) approval process) with the Conditional Use approval process. Currently the Code indicates Requested Uses in the Planned Development District (PDD) and Traditional Development District (TDD) Use Matrices, while the standard zoning districts Use

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].

Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated.

Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D10

EXCAVATION USES
SUMMARY OF AMENDMENTS
(Updated 10/25/16)

Matrix indicates Conditional Use. Due to this proposed consolidation, any references to Requested Uses will be replaced with Conditional Use approval.

5f. Use Approval and Procedures

a.1) DRO Approval

Prior to initiating Type #2 Excavation activities, DRO shall review the final site development plan for compliance with the standards of this Section and may approve with or without conditions. [Ord. 2016-016]

b.2) Off-site Removal of Excess Fill- DRO

DRO may approve removal of more than ten percent of the extracted material from the site if:

- 4a) The applicant demonstrates that the make up of the natural soil contains an excessive amount of silt, rock, or muck and construction of required drainage structures or construction of required structural foundations require removal of an excessive amount of silt, rock or muck; or
2b) The removal of the material is the minimum necessary to accommodate on-site drainage requirements or structural fill requirements; and
3c) The impact of the excavated material will not cause adverse effects to internal property owners or internal streets. [Ord. 2016-016]

e.3) Off-site Removal of Excess Fill - Conditional or Requested Use

A minimum of 90 percent of the fill shall be used on site, unless unusual site conditions exist. If an excess of ten percent of fill is proposed to be removed from a site and no unusual conditions exist justifying removal of more than ten percent of the excavated material, as specified in Art. 4.D.5.D.5.b, Article 4.B.10.C.4.f.2 Off-site Removal of Excess Fill - DRO, the application shall be subject to the following: [Ord. 2004-040] [Relocated from next paragraph Removal of Excess Fill]

4a) Approval Process

Apply for a Class A Conditional Use or Requested Use process, pursuant to the standards of Art. 2.B.2, Conditional Uses, Requested Uses, Development Order Amendments, Unique Structures and Type #2 Waivers. [Ord. 2016-016] [Partially relocated to Off-site Removal standard above]

2b) Requirements

The applicant shall comply with the following standards: [Ord. 2016-016]

- (1) Art. 4.D.8.A Article 4.B.10.B.7.a, Operational Standards and Requirements.
(2) Littoral Planting Reclamation Standards in Art. 4.B.10.B.7.c.3).
(3) Upland Reclamation Standards in Art. 4.D.8.E Article 4.B.10.B.7.c.4 Maintenance and Monitoring.
(4) Maintenance and Monitoring requirements for excavated areas, and littoral plantings in Art. 4.D.8.E Article 4.B.10.B.7.e, Maintenance and Monitoring.
(5) Buffer requirements in Article 4.D.5.E 4.B.10.C.5.i.2).b).3), Type #3A Excavations.
(6) Setbacks shall be provided pursuant to Type #2 setback requirements in Article 4.D.5.D.3 4.B.10.C.4.d, Separations and Setbacks. [Ord. 2004-040] [Ord. 2010-022]

3c) Frontage

The development shall have direct frontage on and access to a collector or arterial street depicted on the County's Thoroughfare Identification Map.

4d) Location

The following Type #3A standards shall apply, unless waived by the BCC after a finding of fact that waiver of these standards will not violate the compatibility standards, pursuant to Art. 4.D.5.E.8, Article 4.B.10.C.5.i, Compatibility Standards. [Ord. 2004-040]

d.4) Excavation, Performed by Public Agency, To Provide Drainage For A Public Street

4a) Excavation activity located outside the street boundary, conducted solely to accommodate drainage for a public streets and performed or caused to be performed by contract with a public agency, as defined herein, shall comply with the standards below. The excavation activity shall:

- (1a) be on land owned by PBC, the State, or a Water Control District created by special act to operate under F.S. Chapter 298 (1996); or
(2b) be on land granted by easement to and accepted by PBC, the State, or a Water Control District; and
(3c) be the absolute minimum necessary to comply with the surface water drainage requirements for the public streets.

2b) For the purpose of this Section Art. 4.B.10.C.4, Type 2 Excavation, authorization by PBC, FDOT or a Water Control District to construct a public streets shall

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ]. .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D10

EXCAVATION USES
SUMMARY OF AMENDMENTS
(Updated 10/25/16)

- constitute a valid Development Order. The excavation activity shall comply with the standards below:
(1a) Notice of Intent to Construct pursuant to Article 4.D.7 4.B.10.B.6, Notice of Intent to Construct;
(2b) Operational and Construction standards pursuant Article 4.D.8.A, 4.B.10.B.7.a Operational Standards and Requirements, Article 4.D.8.B 4.B.10.B.7.b, Construction Standards, and Article 4.D.8.A.10 4.B.10.B.7.a.10), Hauling Standards;
(3e) Littoral zone and general upland reclamation requirements pursuant to Article 4.D.8.C 4.B.10.B.7.c, Reclamation Standards; and
(4d) Maintenance and Monitoring requirements pursuant to Article 4.D.8.E 4.B.10.B.7.e, Maintenance and Monitoring.

Reason for amendments: [Zoning/Land Development]
1. Introduce Type 3 Excavation definition to differentiate from other types of excavation by indicating it is generally intended for commercial purposes. This definition consolidates existing language from Type 3 Excavations A and B.

E5. Type III3 Excavations
a. Definition
The extraction of minerals primarily for commercial purposes.
4b. Classification of Types
An excavation that meets the definition of mining is considered commercial operations. Type II2, or Agricultural eExcavations that exceed established criteria, as defined in this Section, are to be considered a Type III3 eExcavation. Two classes of Type III3 eExcavations (Type III3A and Type III3B) are established to distinguish between the types of mining operations. [Ord. 2008-037] [Partially relocated above under definition]
a.1) Type III3A Excavation
Mining Excavation activity, primarily for commercial purposes, that extracts materials from the earth and may require limited on-site processing by using temporary or portable crushers, sifters and conveyor systems. A Type III3A eExcavation activity may use dragline, dredging or earthmoving equipment to perform the mining operation provided the operation complies with the standards of this Section. The use of explosive devices or permanent structures or equipment used to crush or sift material shall be prohibited.
b.2) Type III3B Excavation
Mining Excavation activity, primarily for commercial purposes, that extracts materials from the earth and may require extensive processing of the material on site. Type III3B eExcavations may use dragline, dredging, earthmoving equipment to perform the mining operation. The use of explosives and heavy industrial equipment to crush, sift and transport the material on site may be permitted subject to compliance with the standards of this Section. 2c. Standards
An application for a Type III3 eExcavation shall comply with the following requirements: [Ord. 2008-037]
a.1) Operational and construction standards pursuant to Article 4.D.8.A 4.B.10.B.7.a, Operational Standards and Requirements, and Article 4.D.8.B 4.B.10.B.7.b, Construction Standards.
b.2) Excavated area, Littoral zone and upland reclamation requirements pursuant to Article 4.D.8.C 4.B.10.B.7.c, Reclamation Standards.
c.3) Article 4.D.8.D 4.B.10.B.7.d, Performance Guarantee Requirements.
d.4) Article 4.D.8.E 4.B.10.B.7.e, Maintenance and Monitoring.
3d. Location
A Type III3 eExcavation may be permitted allowed in accordance with Table 4.A.3.A, Art. 4.B.10, Excavation Uses Matrix. Mining may be permitted allowed with limitations in the districts identified below.
a.1) AP District in the AP FLU Designation
Mining shall be limited to the support of public road construction projects, agricultural activities, or water management projects associated with ecosystem restoration, regional water supply or flood protection, on sites identified by the SFWMD or the U.S. Army Corps of Engineers where such uses provide viable alternative technologies for water management. Mining shall demonstrate compliance with standards in Article 4.D.5.E.8 4.B.10.C.5.i, Compatibility Standards. [Ord. 2005-041]
4e. Depth
The maximum depth of a Type III3 eExcavation shall be in accordance with Article 4.D.5.A.2 4.B.10.C.1.c, Maximum Depth.
5f. Accessory Use

Notes:
Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D10

EXCAVATION USES  
SUMMARY OF AMENDMENTS  
(Updated 10/25/16)

n ~~a~~ Asphalt ~~batch or~~ ~~c~~ Concrete ~~p~~ Plant shall be ~~permitted~~ allowed as an accessory use to a Type ~~III~~ ~~B~~ ~~e~~ Excavation, subject to DRO approval and provided that:  
~~a-1~~) the site is a minimum of 500 acres;  
~~b-2~~) the use is separated at least one-half mile from any residential use or district; and,  
~~e-3~~) direct access to the plat is provided from an arterial street.

**6g. Use Approval and Procedures**

A Class A conditional use approval is required for a Type ~~III~~ ~~e~~ Excavation, in accordance with Article 2.B.2, Conditional ~~and Requested~~ Uses, and this Section. A Type ~~III~~ ~~e~~ Excavation shall require an additional level of review that exceeds the County's current scope of review to establish that the request will not have a significant adverse impact to water quality or the overall health of available water resources. **[Ord. 2008-037]**

**~~a-1~~) Excavation Pre-Application Checklist**

Concurrent with submittal of an excavation application for the DRO certification for public hearing, the applicant shall secure the information described on the excavation pre-application checklist and shall use this information as the basis for a pre-application meeting with DEP. This pre-application information and meeting is necessary to obtain a Preliminary Assessment Letter (PAL) from the DEP, Bureau of Mines and Minerals. The Pre-application Checklist is available from the Zoning Division, as amended periodically by the Executive Director of PZ&B. **[Ord. 2008-037]**

**~~4a~~) Preliminary Assessment Letter (PAL)**

The Applicant shall gather the information described on the checklist and conduct a pre-application meeting with the DEP. The County application shall not be determined to be sufficient without the PAL or its equivalent as stated in ~~Art. 4.D.6.a.2~~ Article 4.B.10.C.5.g.1)b), Alternative to the Preliminary Assessment Letter. Should the DEP identify certification issues regarding the application, these issues must be resolved prior to certification of the application for public hearing. **[Ord. 2008-037]**

**~~2b~~) Alternative to the Preliminary Assessment Letter**

In lieu of a Preliminary Assessment Letter, the applicant may submit one of the following to the County: **[Ord. 2008-037]**

~~(1a)~~ An Environmental Resource Permit; or **[Ord. 2008-037]**

~~(2b)~~ Request for Additional Information demonstrating no apparent concerns will be generated from the application. **[Ord. 2008-037]**

**~~3c~~) Conditions of Approval**

The DEP may recommend conditions of approval to the BCC to resolve issues related to its regulations. **[Ord. 2008-037]**

**~~b-2~~) Water Control or Management District**

Concurrent with submittal of an excavation application for the DRO certification for public hearing, the applicant shall submit a duplicate copy to the Zoning Division to be forwarded to the Water Control or Management District, whichever is applicable, that has jurisdiction to maintain roads and drainage in the area. The Water Control District may provide comments to the DRO to be included in the staff report for presentation to the BCC. **[Ord. 2008-037]**

**~~e-3~~) Final DRO Approval**

Prior to starting any activity associated with the excavation project, the applicant shall submit an excavation plan to the DRO for review and approval in accordance with Article 2.D, Administrative Process. **[Ord. 2008-037]**

~~4a~~) The applicant shall submit a phasing plan complying with the requirements of Article ~~4.D.6.~~ 4.B.10.B.5, Supplemental Application Requirements, and Article ~~4.D.7~~ 4.B.10.B.6, Notice of Intent to Construct.

~~2b~~) Once reclamation and rehabilitation of the preceding phase of excavation has commenced, a subsequent phase of excavation may begin after receipt of all guarantees, required by Article ~~4.D.8.E~~ 4.B.10.B.7.e, Maintenance and Monitoring, and written authorization by the DRO.

~~3c~~) Prior to final site approval by the DRO, ERM shall confirm that the applicant has provided all necessary state final approved permits. **[Ord. 2008-037]**

**~~d-4~~) Amendment to Development Order**

If amendments to the BCC approval are necessary to accommodate other State permitting requirements, and provided these changes are within boundaries of the existing BCC approval, these amendments shall be allowed at final plan approval by the DRO. **[Ord. 2008-037]**

**Reason for amendments:** [Land Development] Land Development is no longer issuing haul permits for several reasons, including that only rights of way maintained by Palm Beach County are eligible by ordinance to receive a right-of-way permit. Many of the roads utilized for haul routes are under State or Municipal control and the permittees cannot be held accountable for road damage due to lack of proof.

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D10

EXCAVATION USES  
SUMMARY OF AMENDMENTS  
(Updated 10/25/16)

**e.5) Haul Permit Agreement**

The BCC may require, as a condition of approval, for ~~a~~ an executed agreement for the proposed haul ~~permit for unpaved collector or arterial streets. If required, a haul permit application shall be submitted to and approved by the Land Development Division~~ in accordance with Article ~~4.D.8~~ 4.B.10.B.7, Technical Standards, prior to issuance of the Notice of Intent to Construct by ERM.

**f.6) Notice of Intent to Construct**

Notice of Intent to Construct shall be submitted to and receive approval from ERM in accordance with Article ~~4.D.7~~ 4.B.10.B.6, Notice of Intent to Construct, prior to initiating any on-site excavation activities.

**g.7) Reclamation Plan Approval and Release of Performance Guarantees**

Prior to the release of any performance guarantee. The DRO shall approve an "as built" reclamation plan. The plan shall include certified as-built drawings and written certification, bearing the seal of an engineer registered in the State of Florida, certifying compliance with Article ~~4.D.8~~ 4.B.10.B.7, Technical Standards, (excluding littoral and upland planting requirements), and that all construction related Development Order conditions and guarantees have been satisfied. Performance guarantees for planting areas shall be released in accordance with Article ~~4.D.8.E~~ 4.B.10.B.7.e, Maintenance and Monitoring.

**7h. Annual Report**

For the purpose of Type ~~III~~ Excavation, the owner shall submit an Annual Report to ~~the~~ Monitoring ~~Section~~ on the anniversary date of the BCC approval date. The Annual Report is necessary to monitor the intent of the conditional use approval and applicable BCC conditions. In addition, the report is to ensure compliance and update the Agency requirements as listed below: **[Ord. 2008-037]**

**a.1) General:**

- 1a)** Acres mined to date; **[Ord. 2008-037]**
- 2b)** Tonnage removed/sold including a copy of the resource extraction fee receipt to the County; **[Ord. 2008-037]**
- 3c)** Status of each phase; **[Ord. 2008-037]**
- 4d)** Updates to master /site plans; **[Ord. 2008-037]**
- 5e)** Documentation that the intended use of the material complies with County requirements, such as, but not limited to, the quarry's status with FDOT and other usages for the mined aggregate; **[Ord. 2008-037]**
- 6f)** Status of compliance with conditions contained within the approved Resolution(s); **[Ord. 2008-037]**
- 7g)** Status of compliance with all required permits including the most recent compliance inspection from subject agencies, and status of any identified notice of noncompliance/violations; **[Ord. 2008-037]**
- 8h)** Full stamped, executed or signed copies, including exhibits and plans, of required permits from all participating agencies including modifications or updates as they occur; and, **[Ord. 2008-037]**
- 9i)** Certification and documentation that all seismograph instruments have been recalibrated during the calendar year. **[Ord. 2008-037]**

**b.2) Agencies**

Address the following ~~the following~~ agency requirements: **[Ord. 2008-037]**

**1a) Archaeological:**

- (1a)** Status of found artifacts and their location(s); and, **[Ord. 2008-037]**
- (2b)** Copy of notification(s) to County and State Archaeologist and current status. **[Ord. 2008-037]**

**2b) Engineering:**

- (1a)** Status of potential road construction requirements, signalization and ROW acquisitions. **[Ord. 2008-037]**

**3c) Environmental:**

- (1a)** Status of Notice of Intent to Construct (NIC) conditions of approval and compliance with Administrative waivers; **[Ord. 2008-037]**
- (2b)** Status of extraction fee; and, **[Ord. 2008-037]**
- (3e)** Water quality data from designated sampling location from FDEP. **[Ord. 2008-037]**

**4d) Health:**

- (1a)** Status of compliance for any onsite sewage treatment and disposal systems; **[Ord. 2008-037]**
- (2b)** Status of compliance for any onsite drinking water systems; and, **[Ord. 2008-037]**
- (3e)** Status of compliance with BMP's for mosquito control including the need for aerial spraying. **[Ord. 2008-037]**

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D10

EXCAVATION USES  
SUMMARY OF AMENDMENTS  
(Updated 10/25/16)

5e) Planning:

(1a) Status of possibility for the mined areas to be utilized for Water Management or ecosystem restoration purposes with a letter or any executed binding agreements from each corresponding agency discussing pertaining to the reclaimed mined areas future proposed uses. [Ord. 2008-037]

6f) Zoning:

(1a) Copy of the daily blasting log; [Ord. 2008-037]  
(2b) Copy of the State Fire Marshall's blast permit; and, [Ord. 2008-037]  
(3e) Status of the upland reclamation requirements. [Ord. 2008-037]

8j. Compatibility Standards

A Type ~~43~~ ~~e~~Excavation shall be reviewed to assure the proposed excavation is compatible with surrounding land uses and complies with the applicable separation and setback standards and to ensure there are no negative impacts as defined herein. The BCC shall not approve the application if a finding is made that the use will be incompatible with surrounding land uses. For the purposes of this ~~Section requirement~~, incompatible means negative impacts caused to surrounding land uses because of proximity or direct association of contradictory, incongruous, or discordant land uses or activities, including, but not limited to, the impacts of noise, vibration, dust, traffic, smoke, odors, toxic matter, radiation, and similar environmental conditions.

a.1) General

The following standards shall apply to both Type ~~43A~~ and Type ~~43B~~ mining activities.

4a) Location and Access

Local residential streets shall not be used for access or as a haul route. The site shall front on and have direct access to an arterial or collector street designated on the County's Future Thoroughfare Identification Map. In cases when the street on the Thoroughfare Identification Map is not paved, the BCC may allow an ~~Excavation~~ Type ~~43~~ ~~Excavation~~ to locate and have access to the street provided the BCC makes a finding of fact that the use of the street will not cause an incompatible affect on surrounding residential uses, and may condition the project to obtain a haul permit in accordance with Article ~~4.D.8.A.10~~ ~~4.B.10.B.7.a.10~~, Hauling Standards.

(a1) Restrictions in the RR FLU Designation

Commercial excavation shall be prohibited in neighborhoods which support developed single-family residences on 60 percent of the valid lots of record. For the purposes of this ~~Section requirement~~, neighborhoods shall be defined as an area contained within a platted subdivision, a rural unrecorded subdivision an approved affidavit of exemption, an area which has prepared a neighborhood plan in accordance with the Plan, or is in an area with lots of similar size. Commercial excavation located in an area with a rural residential land use designation that do not satisfy the definition of neighborhood above, shall have a minimum of 100 acres and 500 feet of frontage with direct access to an arterial or collector street as specified herein.

2b) Separation from Other Land Uses

Minimum separations from protected land uses are defined in Article ~~4.D.5.E.8~~ ~~4.B.10.C.5.i~~, Compatibility Standards. Unless otherwise specified, separation shall be measured from the outermost edge of the excavated area (top of bank), equipment, stockpiles, buildings, or structures, to the closest structure of a protected land use. The BCC may reduce the required separation distance based on the compatibility of the use with the adjacent area, and the remoteness or proximity of adjacent incompatible uses, provided the reduction complies with the intent of the compatibility standards in Article ~~4.D.5.E.8~~ ~~4.B.10.C.5.i~~, Compatibility Standards. The BCC shall state the basis for the reduced separation and make a finding of fact that the reduction should not negatively impact adjacent uses. If the separation is reduced, the BCC may require increased setbacks, buffering and other restrictions as necessary to protect surrounding land uses.

(a1) Residential Uses

For the purposes of this Section, existing residential uses shall be defined as a residential lot supporting a residence in a platted subdivision, a rural unrecorded subdivision, an approved affidavit of exemption, a plat waiver, or other recorded instrument and is not located within the boundary of the excavation project.

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D10

EXCAVATION USES  
SUMMARY OF AMENDMENTS  
(Updated 10/25/16)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35

**3c) Setbacks**

Setbacks shall be measured from the outermost edge of the excavated area (top of bank), structure, building, equipment, or stockpile to the boundary of the excavation project.

**4d) Fence**

If mining activity is conducted within one-half mile of a residential use, the mining operation shall be completely enclosed by a minimum six foot high fence, wall, or natural barrier and shall have signage posted to prohibit trespassing.

**5e) Noise**

Airborne noise produced from the excavation activity shall comply with the noise provisions in Article 5.E, Performance Standards, as measured at the nearest inhabited structure. The sound level limits are allowed to increase for a limited duration. For this limited period, noise generated by excavation projects may increase up to ten DB more than permitted by Table 5.E.4.B, Maximum Sound Levels. In addition, the noise level may increase to a maximum of 120 dB once each weekday (Monday - Friday) for a maximum of ten seconds.

**b.2) Type IIIA Excavations**

**4a) Restrictions in the RR FLU Designation**

**(a1) Lot Size**

A minimum of 40 acres.

**(b2) Minimum Surface Area**

The maximum excavated surface area shall not exceed 30 percent of the gross area contained within the boundary of the excavation project.

**2b) General**

The following standards shall apply to a Type IIIA eExcavation:

**(a1) Minimum Separations and Setbacks**

In addition to the separation requirements in Article ~~4.D.8.B~~ **4.B.10.B.7.b**, Construction Standards, a Type IIIA eExcavation shall maintain the following separations and setbacks from adjacent uses as provided below.

**(1a) Separations from Residential Land Uses**

Separation from an existing residence shall be a minimum of one-quarter mile, measured from the property line of the excavation project to the inhabited structure.

**(2b) Setbacks**

Table ~~4.D.5.E~~ **4.B.10.C** - Setbacks

	Residential	Commercial	Industrial/ Agricultural	Streets
Excavated lake edge	100'	50'	50'	50'
Processing equipment	600'	200'	200'	200'
Stockpiles	300'	200'	100'	200'
Accessory buildings and structures	100'	100'	100'	100'

36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55

**(b2) Stockpile Height**

Stockpile height shall be limited to 30 feet.

**(e3) Buffer**

A buffer shall be preserved or installed along a property lines in accordance with the provisions below. The buffer shall be planted and maintained in accordance with the standards of Article 7.F, Perimeter Buffer Landscape Requirements, as applicable.

**(1a) Existing Vegetative Buffer**

If a substantial native or non-native, non-invasive vegetative buffer exists, then the vegetation shall be utilized as an incompatibility buffer and preserved along the entire perimeter of the site, except for an approved access area. To be considered substantial, the buffer shall provide an opaque screen and be a minimum depth of one 100 feet. If the 100 foot buffer is not opaque, then native vegetation complying with the standards of a Type 3 incompatibility buffer shall be required to be planted to supplement the existing vegetation and shall form a solid visual buffer within two years. All native vegetative buffers shall be protected during the duration of the excavation activity in accordance with the standards in Article 7.F, Perimeter Buffer Landscape

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D10

EXCAVATION USES  
SUMMARY OF AMENDMENTS  
(Updated 10/25/16)

Requirements, and in Article 14.C, Vegetation Preservation and Protection.

**(2b) Existing Prohibited Vegetative Buffer**

To provide an instant buffer the BCC, by condition of approval, may permit existing prohibited species to be maintained within the setbacks for a Type ~~III~~**3A** ~~e~~**E**xcavation until completion of the excavation activity. In such cases the prohibited species shall be removed prior to DRO approval of the as-built drawings for the final phase of excavation, provided the last phase is a minimum of 25 acres. A landscape buffer as required by Article 7.F, Perimeter Buffer Landscape Requirements, shall be installed in conjunction with subsequent development.

**(3c) No Existing Vegetative Buffer**

If a buffer does not exist along the areas defined below, then an opaque native buffer shall be installed complying with the standards of a Type 3 incompatibility Buffer. The buffer shall be supplemented with a planted berm, a solid landscape barrier, or combination thereof to reach a height of eight feet in two years. The BCC may require the buffer to be planted to simulate natural conditions. This buffer shall be installed adjacent to:

- (1-) all streets;
- (2-) all residential zoning districts;
- (3-) lots supporting existing or proposed residential uses in the AR zoning district. Unless otherwise determined by the BCC, a buffer shall not be required adjacent to land in agricultural production in the AP, or SA zoning districts nor in the AR zoning district if the land is used solely for bona fide agricultural purposes; and
- (4-) commercial zoning districts.

**~~e.3) Type III~~**3B Excavation****

**4a) Restrictions in the RR and SA FLU Designation [Ord. 2005 – 002]**

**(a1) Lot Size**

A minimum of 100 acres.

**(b2) Maximum Surface Area**

The maximum excavated surface area shall be determined by the BCC.

**2b) General**

A Type ~~III~~**3B** ~~e~~**E**xcavation shall comply with the following criteria:

**(a1) Minimum Separations and Setbacks**

In addition to the separation requirements in Article ~~4.D.8.B~~ ~~4.B.10.B.7.b~~, Construction Standards, a Type ~~III~~**3B** Excavation, except those that lie in the area defined as the WCAA, shall comply with the separation and setback regulations below. Excavation projects in the WCAA shall be evaluated on a case by case basis in accordance with the compatibility criteria Article ~~4.D.5.E.8~~ ~~4.B.10.C.5.i~~, Compatibility Standards, and shall have separation requirements set by the BCC.

**(1a) Separation from Residential Uses**

Separations from residential uses, shall be a minimum of one-eighth of a mile, in all directions measured in accordance with ~~Art. 4.D.5.E.8.a.2)~~ ~~Article 4.B.10.C.5.i.1)b)~~, Separation from Other Land Uses, above. **[Ord. 2005-002]**

**(2b) Setbacks**

Minimum setbacks shall be provided based on separations from uses as indicated below. **[Ord. 2005-002]**

**(3c) Separation from Commercial and Industrial Uses**

Commercial: 1/2 mile

Industrial: 1/8 mile

**[Ord. 2005-002]**

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D10

EXCAVATION USES  
SUMMARY OF AMENDMENTS  
(Updated 10/25/16)

Table 4.D.5.E 4.B.10.C- Setbacks Based On Separation From Residential Uses

Uses	Separations			
	1 mile	2 mile	1/4 mile	1/8 mile
Mined lake edge	50'	100'	500'	1200'
Processing equipment	100'	300'	800'	1400'
Stockpiles	100'	300'	700'	1300'
Accessory buildings & structures	100'	100'	100'	100'

**(b2) Mining Impact Study**

A Mining Impact Study shall be submitted for a Type ~~III~~ **B e** Excavation in the WCAA and for projects which the applicant requests a reduction in the required separations. The study shall detail all methods and procedures for material extraction, processing, storage and hauling operations. At a minimum the study shall include the time of day blasting will occur, the maximum number of holes to be shot each occurrence, including the type of explosive agent, maximum pounds per delay, method of packing and type of initiation device to be used for each hole. The study shall include a blasting schedule and establish noise and vibration standards complying with Article 4.D.5.E.8 4.B.10.C.5.i, Compatibility Standards. The study shall also demonstrate how these operations will impact surrounding land uses.

**(1a)** Prior to certification of an application for inclusion on a public hearing agenda, the DRO may retain a technical consultant to advise the PBC of the adequacy of the standards established in conjunction with the Mining Impact Study. The cost of PBCs consultant shall be borne by the applicant.

**e3) Noise and Vibration Monitoring Report**

The applicant shall monitor all blasting and other mining activities and record resultant noise and vibrations. PZB may, at any time, require the property owner to submit monthly monitoring reports, indicating the number, time, peak over pressure (noise) and vibration caused by each activity. If requested, the property owner shall provide the noise and vibration monitoring report within two working days from the date of the request.

**d4) Buffer**

A buffer shall be installed along all property lines as specified below. The buffer shall be planted and maintained in accordance with the standards of Article 7.F, Perimeter Buffer Landscape Requirements.

**(1a) Existing Native Vegetative Buffer**

Existing native vegetation within 100 feet of the property line shall be preserved along the entire perimeter of the site, except for an approved access area.

**(2b) Existing Prohibited Vegetative Buffer**

To provide an instant buffer along the entire perimeter of the site, the BCC, by condition of approval, may permit existing prohibited species to be maintained in the setbacks until completion of the excavation activity. In such cases, the prohibited species shall be removed prior to DRO approval of the as-built drawings for the final phase of excavation, provided the last phase is a minimum of 25 acres. A landscape buffer as required by Article 7.F, Perimeter Buffer Landscape Requirements, shall be installed in conjunction with subsequent development.

**(3c) Type 3 Incompatibility Buffer**

Sites within a one-quarter mile of a public or private streets, which does not support an existing opaque native or non-native, non-invasive vegetative buffer shall install a Type 3 incompatibility buffer. The buffer shall be supplemented with a planted berm, a solid landscape barrier, or combination thereof.

**(4d) No Existing Vegetative Buffer**

If a buffer does not exist along the areas defined below, then an opaque native buffer shall be installed complying with the standards of a Type 3 incompatibility buffer. The buffer shall be supplemented with a berm, a solid landscape barrier, or combination thereof to reach a height of eight feet in two years from the date of installation. The BCC may require the

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D10

EXCAVATION USES  
SUMMARY OF AMENDMENTS  
(Updated 10/25/16)

1 buffer to be planted to simulate natural conditions. This buffer shall be  
2 installed adjacent to: **[Ord. 2008-037]**

- 3 (a) All residential zoning districts and;  
4 (b) Lots supporting existing or proposed residential uses in the AR  
5 Zoning District. Unless otherwise determined by the BCC, a buffer  
6 shall not be required adjacent to land in agricultural production in the  
7 AP or AR district if the land is used solely for bona-fide agricultural  
8 purposes.

9 **3c) Hours of Operation**

10 Excavation and hauling activity shall occur only between the hours of 6:00 a.m.  
11 and 7:00 p.m., Monday through Friday and 9:00 a.m. to 5:00 p.m. on Saturday,  
12 unless otherwise determined by the BCC. Blasting activity shall be limited to  
13 10:00 a.m. to 5:00 p.m., Monday through Friday.

14 **4d) Notice of Intent to Construct**

15 Compliance with Article ~~4.D.7~~ 4.B.10.B.6, Notice of Intent to Construct.

16 **9j. Extraction Fee for Impacts**

17 To offset the impacts of mining, a natural resource extraction fee is to be provided yearly  
18 for this mining operation from the operators of this mine or its successors. The basis for  
19 the extraction fee is calculated at \$.05 per ton of material sold from the mine. The  
20 tonnage will be calculated at the end of each calendar year with the information provided  
21 to ERM by January 31 of the succeeding year with the payment of \$.05 per ton provided  
22 by February 15. The funds will be used for environmental enhancement and compliance  
23 and monitoring activities which include, but are not limited to: Purchase land; restore land  
24 to a more natural state; and, enhance the flora and fauna of already preserved natural  
25 areas. The natural resources extraction fee shall escalate annually at the rate prescribed  
26 by Section 373.41492(5) as amended, of the Florida Statutes. In the event the legislature  
27 of the State of Florida or the County imposes, by legislation, ordinance, or other means,  
28 an extraction fee, tax, or charge, then this natural resources extraction fee shall be  
29 reduced by the same amount. **[Ord. 2008-037]**

U:\Zoning\CODEREV\2016\BCC Hearings\URP\1 - RPA\Exh. D10 - Excavation Uses.docx

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
.... A series of four bolded ellipses indicates language omitted to save space.

# EXHIBIT D11

## TEMPORARY USES SUMMARY OF AMENDMENTS

(Updated 10/14/16)

1 Part 1. New ULDC Art. 4.B.11, Temporary Uses, is hereby established as follows:  
2

<b>Reason for amendments:</b> [Zoning]
1. Create a new use classification in Art. 4 for Temporary Uses, to relocate and consolidate uses that are temporary in nature from multiple use classifications as follows: <ul style="list-style-type: none"><li>• Communication Cell Sites on Wheels (COWs) approval process presented as part of Utilities and Excavation Use and supplementary Use Standards from Commercial Communication Towers;</li><li>• Day Camp from Public and Civic Uses;</li><li>• Mobile Retail Sales, Real Estate Sales Model Non-PDD, Temporary Green Market, Temporary Retail Sales, and Temporary Vehicles Sales from Commercial Use;</li><li>• Recycling Drop Off Bin from Utility and Excavation; and,</li><li>• Special Event from Recreation Uses.</li></ul>
2. The Use Matrix has been modified to reflect the most restrictive approval process. Approval process changes are explained in the reason for amendments under every use.
3. Include footnote in the Use Matrix to ensure the Code user reviews the Supplementary Use Standards applicable to every individual use when determining the applicable approval process. Since the Use Matrix is intended to show the most restrictive approval process and some uses may be shown prohibited or with a specific approval process, the Supplementary Use Standards may contain additional provisions that allow the use to be subject to a lower level of approval when specific provisions are met.

3

4 **CHAPTER B USE CLASSIFICATION**

5 **Section 11 Temporary Uses**

6 **A. Temporary Use Matrix**  
7  
8  
9

10  
11

(This space intentionally left blank)

---

**Notes:**

- **Underlined** indicates **new** text.
- **~~Stricken~~** indicates text to be **deleted**. If being relocated, or partially relocated, destination is noted in bolded brackets **[Relocated to: ]** or **[Partially relocated to: ]**.
- ***Italicized*** indicates relocated text. Source is noted in bolded brackets **[Relocated from: ]**.
- **....** A series of four bolded ellipses indicates language omitted to save space.



# EXHIBIT D11

## TEMPORARY USES SUMMARY OF AMENDMENTS

(Updated 10/14/16)

1

<b>Reason for amendments:</b> [Zoning]
1. This amendment deletes duplicated language in the various supplemental standards pursuant to Temporary Uses and consolidates them under Common Provisions and General Standards applicable for all Temporary Uses. The General provisions include Design Standards, Signage, Consent, Electric Service, and Liability and Insurance.
2. Palm Beach County Parks and Recreation Department has for years issued permits for temporary activities or uses within County parks. This amendment recognizes this practice by adding the clarification in the Code for Temporary Uses.

2

### **B. General Standards and Application Requirements**

3

#### **1. Design Standards**

4

a. All Temporary Uses, which includes all related activities, vehicles, and equipment shall not be located in a manner that distracts motor vehicle operators, or causes any vehicles to stop or park in violation of the law or official traffic-control devices. [Partially relocated from Art. 4.B.1.A.115.d.2, Location, below]

5

6

7

8

9

10

11

12

13

b. All Temporary Uses shall not be located in the required setbacks, parking, driveway aisles or loading areas, vehicular maneuvering areas, fire lanes, landscape buffers, sidewalks or ADA accessible routes, unless stated otherwise herein. [Partially relocated from Art. 4.B.1.A.115.d.2, Location, below, and partially relocated from Art. 4.B.1.A.115.a.4, Landscape, below]

14

15

16

17

18

19

20

21

#### **2. Signage**

All signage for Temporary Uses shall comply with Art. 8, Signage, unless otherwise stated herein. [Partially relocated from Art. 4.B.1.A.115.d.8, Signage, below]

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

#### **3. Electric Service**

All electrical uses shall meet the requirements established by the PBC Chief Electrical Inspector and PBC Fire-Rescue Department, and the Applicant shall obtain a building permit for an electrical connection or generator for temporary power, if applicable. [Partially relocated from Art. 4.B.1.A.115.c.4, Electric Service, below]

#### **4. Palm Beach County Parks**

Approvals for Temporary Uses located within Palm Beach County Parks shall be submitted to and reviewed by the PBC Parks and Recreation Department.

#### **5. Additional Requirements**

In addition to the requirements pursuant to Art. 2, Development Review Procedures, the following documentation shall be provided by the Applicant:

##### **a. Consent**

The Applicant shall obtain and submit as part of their application, consent from the Property Owner(s) or a POA, of which has ownership or control over the property where the Temporary Use will be located.

##### **b. Liability and Insurance**

The Applicant shall submit:

1) A proof of liability insurance listing the BCC as additionally insured and certificate holder. It shall be paid in full covering the period for which the permit is issued, in the minimum amount of \$500,000 per occurrence; and. [Partially relocated from Art. 4.B.1.A.115.a.3, Insurance, under Retail Sales, Mobile or Temporary]

2) A hold harmless affidavit, which holds PBC harmless for any liability connected with the operation. [Relocated from Art. 4.B.1.A.115.c.5.a, Liability, under Retail Sales, Mobile or Temporary]

### **C. Definitions and Supplementary Use Standards for Specific Uses**

#### **1. Communication Cell Sites on Wheels (COWs)**

44

<b>Reason for amendments:</b> [Zoning] Communication Cell Sites on Wheels (COWs) definition and Supplementary Use Standards were established in 1998 through Ordinance 1998-1 which included provisions to address Commercial Communication towers and respond to Federal regulations and industry trends in cellular communication. The definition and Supplementary Use Standards were amended by Ord. 2003-067 and 2011-016.
1. Delete standard that indicates the use is subject to Special Permit as the Use Matrix is already indicating that approval process for the zoning districts where the use is allowed.
2. Relocate standards for COWs from Commercial Communication Towers and reorganize according to formatting protocol established for the standards in every use.

#### **Notes:**

- **Underlined** indicates **new** text.
- **~~Stricken~~** indicates text to be **~~deleted~~**. If being relocated, or partially relocated, destination is noted in bolded brackets [**Relocated to:** ] or [**Partially relocated to:** ].
- ***Italicized*** indicates relocated text. Source is noted in bolded brackets [**Relocated from:** ].
- **....** A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D11

TEMPORARY USES  
SUMMARY OF AMENDMENTS  
(Updated 10/14/16)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62

a. Definition

~~COWs shall comply with the following supplementary use standards. COWs means aA temporary facility utilized to ensure adequate telecommunications capacity during periods of high usage or during periods when traditional modes of communication are unavailable. COWs consist of a folding or telescoping monopole or guyed structure, with attached antenna, mounted on a trailer or truck. [Relocated from Art. 4.C.8, Communication Cell Sites on Wheels (COWs)]~~

~~B. Special Permit~~

~~A Special Permit must be obtained from the Zoning Division prior to the placement of the facility.~~

b. Zoning Districts

~~F.1) Non-Residential Districts~~

~~1.a) COWs Greater than 50 Feet in Height~~

~~COWs greater than 50 feet in height located on parcels with non-residential zoning designations shall be subject to the following: [Relocated from Art. 4.C.8.F.1, COWs Greater than 50 Feet in Height]~~

~~a.(1) Setback~~

~~The structure shall meet the greater of the setback requirements of the applicable zoning district or a distance equal to 110 percent of its height. [Relocated from Art. 4.C.8.F.1.a, Setbacks]~~

~~a.(2) Separation~~

~~The structure shall be separated a minimum of 300 percent of its height from any residential structure on an adjacent parcel. [Relocated from Art. 4.C.8.F.1.b, Separation]~~

~~2.b) COWs 50 Feet in Height or Less~~

~~COWs 50 feet in height or less, located on parcels with non-residential zoning designations are subject to the following: [Relocated from Art. 4.C.8.F.2, COWs 50 Feet in Height or Less]~~

~~a.(1) Setback~~

~~The structure shall meet the setback requirements of the applicable zoning district, provided that a commercial power source (e.g., electric) is utilized, in lieu of petroleum based auxiliary power (e.g., generator). [Relocated from Art. 4.C.8.F.2.a, Setbacks]~~

~~b.(2) Separation~~

~~The structure shall be separated a minimum of 150 percent of its height from any residential structure on an adjacent parcel. [Relocated from Art. 4.C.8.F.2.b, Separation]~~

~~c.(3) Other~~

~~COWs not utilizing a commercial power source shall be subject to the setback requirements of Article 4.C.8.F.1, COWs Greater than 50 Feet in Height. [Relocated from Art. 4.C.8.F.2.c, Other]~~

~~G.2) Residential Districts~~

~~1.a) COWs Greater than 50 Feet in Height~~

~~COWs greater than 50 feet in height located on parcels with residential zoning designations shall be subject to the following: [Relocated from Art. 4.C.8.G.1, COWs Greater than 50 Feet in Height]~~

~~a.(1) Setback~~

~~The structure shall meet a setback from the property lines equal to 150 percent of its height. [Relocated from Art. 4.C.8.G.1.a, Setback]~~

~~b.(2) Separation~~

~~The structure shall be separated a minimum of 300 percent of its height from any residential structure on an adjacent parcel. [Relocated from Art. 4.C.8.G.1.b, Separation]~~

~~2.b) COWs 50 Feet in Height or Less~~

~~COWs 50 feet in height or less, located on parcels with residential zoning designations are subject to the following: [Relocated from Art. 4.C.8.G.2, COWs 50 Feet in Height or Less]~~

~~a.(1) Setback~~

~~The structure shall meet a setback from the property lines equal to 75 percent of its height; provided that a commercial power source (e.g., electric) is utilized, in lieu of petroleum based auxiliary power (e.g., generator). [Relocated from Art. 4.C.8.G.2.a, Setback]~~

Notes:

- Underlined indicates new text.
- ~~Stricken~~ indicates text to be ~~deleted~~. If being relocated, or partially relocated, destination is noted in bolded brackets [Relocated to: ] or [Partially relocated to: ].
- *Italicized* indicates relocated text. Source is noted in bolded brackets [Relocated from: ].
- .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D11

TEMPORARY USES  
SUMMARY OF AMENDMENTS

(Updated 10/14/16)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16

~~b.(2)~~ **Separation**

*The structure shall be separated a minimum of 150 percent of its height from any residential structure on an adjacent parcel. [Relocated from Art. 4.C.8.G.2.b, Separation]*

~~c.(3)~~ **Other**

*COWs not utilizing a commercial power source shall be subject to the setback requirements of Article 4.C.8.G.1, COWs Greater than 50 Feet in Height, above. [Relocated from Art. 4.C.8.G.2.c, Other]*

**Cc. Use Limitations**

*COWs shall be allowed only in association with recognized large-scale Special Events with a minimum projected daily attendance of 30,000 or greater. The Zoning Director may consider allowing COWs for events with projected attendance of less than 30,000 people. The applicant shall provide documentation that the existing communication facilities cannot accommodate the increase in usage. [Ord. 2011-016] [Relocated from Art. 4.C.8.C, Use Limitations]*

3. Delete standard that limits the use to seven days as COWs are allowed to operate only in conjunction with large Special Events which can take place up to 14 days. A special permit will be issued to allow this use concurrent with the Special Event timeframe therefore there is no need for the time limitation language of seven days.

17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36

~~D. Time Limitations Extensions~~

~~The Special Permit shall be valid for seven days, including installation and removal.~~

~~1. Time Extensions~~

~~The Special Permit may be extended up to an additional ten days by the Zoning Director based upon individual circumstances and demonstration of need by the applicant. [Relocated from Art. 4.C.8.d, Time Limitations and Art. 4.C.8.d.1, Time Extension]~~

**Ed. Fencing**

*The COW shall be enclosed by a temporary fence a minimum of six feet in height, or other barrier approved by the Zoning Division Director. [Relocated from Art. 4.C.8.E, Fencing]*

**He. Removal Bond and Agreement**

*The applicant shall execute a removal agreement and post a \$50,000.00 removal bond, subject to approval by the Zoning Director and County Attorney. [Relocated from Art. 4.C.8.H, Removal Bond and Agreement]*

**Af. States of Emergency**

*The requirements of this Section may be waived by the PZB Executive Director in the case of a declared state of emergency, as provided by law. [Relocated from Art. 4.C.8 A, States of Emergency]*

Reason for amendments to Communication Cell Sites on Wheels (COWs) in the Use Matrix: [Zoning]	
4.	Consolidate Special Permit approval process reflected in standard zoning districts, Urban Redevelopment Area Overlay (URAO), Infill Redevelopment Overlay (IRO), Planned Development Districts (PDDs) and Traditional Development Districts (TDDs) Use Matrices.
5.	As the use is limited to operate in association with Special Events, the Use Matrix has been modified to remove the approval of the use from zoning districts where Special Events are not allowed.
6.	Allow the use in Multiple Use Planned Development (MUPD) with Economic Development Center (EDC) Future Land Use (FLU) designation, and the Exurban and Rural Tier as well as the development area of the Agricultural Reserve (AGR) Tier in the Traditional Marketplace Development (TMD) subject to Special Permit. The change is made for consistency with the zoning districts where Special Event use is allowed.

37  
38

(This space intentionally left blank)

Notes:

- Underlined indicates **new** text.
- ~~Stricken~~ indicates text to be **deleted**. If being relocated, or partially relocated, destination is noted in bolded brackets **[Relocated to: ]** or **[Partially relocated to: ]**.
- *Italicized* indicates relocated text. Source is noted in bolded brackets **[Relocated from: ]**.
- .... A series of four bolded ellipses indicates language omitted to save space.

# EXHIBIT D11

## TEMPORARY USES SUMMARY OF AMENDMENTS

(Updated 10/14/16)

### 2. Day Camp

**Reason for amendments:** [Zoning] The Day Camp use definition and Supplementary Use Standards were first referenced as part of the 1997 ULDC (Ord. 1997-014). The definition and Supplementary Use Standards were amended by Ord. 2000-015 and 2003-067.

1. Revise Definition, and relocate the statement that clarifies this use shall not operate as a Day Care since Day Care is a separate use and subject to separate provisions.
2. Delete standard that limits the operation of the use to only those times when local schools are not in session. This amendment recognizes that the operation of the use shall be dictated by the times when schools consider appropriate to house Day Camps.

#### a. Definition

An establishment which provides care, protection and programmed activities for children five years of age and older for a period of less than 24 hours per day. ~~This use shall not operate as a day care as defined and regulated by the Department of Children and Family Services.~~ [Relocated to Operation, below]

#### ab. Duration

Maximum 16 weeks per calendar year.

#### bc. Operation

~~Shall operate only during those times when local schools are not in session. This use shall not operate as a day care as defined and regulated by the Department of Children and Family Services.~~ [Relocated from Definition, above]

#### ed. Accessory Use

A ~~d~~Day ~~e~~Camp for 200 or fewer children may be ~~p~~Permitted by Right as an accessory use to a legally established institutional, civic, recreational, or educational use.

**Reason for amendments to Day Camp in the Use Matrix:** [Zoning]

3. The use has been added to Community Commercial (CC) and General Commercial (CG) Zoning Districts, Commercial pods within Planned Unit Development (PUD) and Planned Industrial Park (PIPD), Neighborhood Center (NC) of Traditional Neighborhood Development (TND), and TMD except for the Preservation area of the AGR Tier, subject to DRO approval. The change is made for consistency with approval in other commercial zoning districts where the use will not cause changes to the character of the districts or areas where they are allowed.
4. Change the approval process in MUPD, Mixed Use Planned Development (MXPD), and Lifestyle Commercial Center Development (LCC) with Commercial High (CH) FLU designation from Class A Conditional Use to DRO. The use is limited to operate during 16 weeks per year which does not merit public hearing due to its temporary nature. The change is consistent with the approval process in similar commercial zoning districts.
5. Change the approval process in Commercial Recreation (CRE) and Institutional and Public Facilities (IPF) Zoning Districts from DRO to Permitted by Right to support the location of the use in areas where institutional and recreational uses are expected which is consistent with approval in similar zoning districts such as MUPD with Commercial Recreation (CR) or Institutional (INST) FLU designation.

### 3. Mobile Retail Sales

**HISTORY:** The Mobile and Temporary Retail Sales use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and Supplementary Use Standards were amended by Ord. 2003-067, 2005-002, 2008-003 and 2011-016.

**Reason for amendments:** [Zoning]

1. Split Retail Sales, Mobile or Temporary into two distinct uses, for purposes of clarifying the requirements and approval process for each, and to establish Mobile Retail Sales as a new Temporary Use with more specific Supplementary Use Standards.
2. Establish a definition to clarify that the sales shall remain portable and mobile at all times.

#### a. Definition

General retail sales from a mobile vehicle or a portable trailer without a fixed or permanent location.

(This space intentionally left blank)

#### Notes:

- Underlined indicates new text.
- ~~Stricken~~ indicates text to be ~~deleted~~. If being relocated, or partially relocated, destination is noted in bolded brackets [Relocated to: ] or [Partially relocated to: ].
- *Italicized* indicates relocated text. Source is noted in bolded brackets [Relocated from: ].
- .... A series of four bolded ellipses indicates language omitted to save space.

# EXHIBIT D11

## TEMPORARY USES SUMMARY OF AMENDMENTS

(Updated 10/14/16)

1 3. Recognize transient mobile vendors typically associated to mobile sales of food that spend no more than 2 hours on any site, are exempt from Mobile Retail Sales Supplementary Use Standards and Special Permit approval process. As these vendors are moving from site to site, it is hard to track their location. In addition, since they are on the site for less than a couple hours and provide a needed service to the tenant and customers they do not require specific on-site regulations. These provisions do not include road vendors since they are regulated by the Engineering Department.

2  
3 **b. Exception**

4 Transient sales vehicles that travel to several locations in one day, and spend less than  
5 two-hours in the same location, may be exempt from Special Permit approval and these  
6 requirements.

7 **c. Renewal**

8 The Special Permit shall be renewed annually pursuant to Art. 2.D.2, Special Permit.  
9 **[Partially relocated from Art. 4.B.1.A.115.d.7, Renewal, under Retail Sales, Mobile**  
10 **or Temporary]**  
11

12 4. Limit the number of parking spaces to be utilized by a Mobile Retail Sales to two required parking  
13 spaces when the applicant demonstrates that the site does not have enough space available to  
14 locate the use, in such case, it would be limited to only one Mobile Retail Sales vendor per site.  
15 Additional provisions allow up to three vendors if the location is in parking spaces that are in excess  
16 of the minimum spaces required for the site to operate.

17 5. Establish an exception for setback requirements from existing residential uses by allowing the  
18 Mobile Retail Sales within 200 feet of residential if there is a non-residential structure blocking the  
19 view of the Mobile Retail Sales. The setback was modified from 300 feet to 200 feet to make the  
20 distance consistent with Special Event use.

21 6. Clarify that retail goods are not allowed to be displayed outside of the mobile vehicle in order to  
22 avoid expansion of the use to areas not permitted to operate business.

23 7. Clarify that the Transit Division of the Engineering Department has historically issued permits for  
24 roadside vendors and such applications are not processed by the Zoning Division or subject to the  
25 standards contained in this use.

26 **d. Location**

27 Vendors shall not be located in vehicular maneuvering areas, or access aisles, however,  
28 a vendor may be located in two required parking spaces when limited areas are available  
29 on-site.

30 **e. Setbacks**

31 The use shall be setback a minimum of 200 feet from any property line of an existing  
32 residential use. This requirement shall not apply if a permanent building or structure  
33 blocks the view of the Mobile Retail Sales from residential. [Partially relocated from Art.  
**4.B.1.A.115.d.3, Adjacent Residential District, under Retail Sales, Mobile or**  
**Temporary]**

**f. Number of Vendors**

A maximum of three Mobile Retail Sale vendors per development, provided they comply  
with the location above.

**g. Operation**

Merchandise shall only be displayed in the interior of the mobile vehicle or portable  
trailer.

**h. Roadside Vendors**

Applications for roadside vendors located within Palm Beach County R-O-Ws shall be  
submitted to and reviewed by the PBC Traffic Division in accordance with the Palm  
Beach County Code, Chapter 23, Article V, Roadside Stands and Vendors, as amended.

**Reason for amendments to Mobile Retail Sales in the Use Matrix: [Zoning]**

8. The Use Matrix is indicating the use as new in terms of approval process and it is allowed in commercial, industrial and institutional standard zoning districts subject to Special Permit. Most of the zoning districts where the use has been indicated as allowed are consistent with the zoning districts where Temporary Sales is allowed, too. As this use is mobile, it does not remain on the same site for long periods of time, therefore it is also allowed in industrial zoning districts.

9. When compared with the approval of the original use, Retail Sales Mobile or Temporary, this Mobile Retail Sales use was added to the Commercial Low (CL) and Commercial High (CH) subareas of the IRO, as well as all subareas of MUPD, the Commercial High Office (CHO) subarea of MXPDP, Industrial (IND/L and IND/G) subareas of PIPD, and in CL and CH subareas of LCC, for purposes of maintaining consistency among Zoning Districts.

**Notes:**

- Underlined indicates new text.
- ~~Stricken~~ indicates text to be ~~deleted~~. If being relocated, or partially relocated, destination is noted in bolded brackets **[Relocated to: ]** or **[Partially relocated to: ]**.
- *Italicized* indicates relocated text. Source is noted in bolded brackets **[Relocated from: ]**.
- .... A series of four bolded ellipses indicates language omitted to save space.

# EXHIBIT D11

## TEMPORARY USES SUMMARY OF AMENDMENTS

(Updated 10/14/16)

### 4. Real Estate Sales Model, Non-PDD

**HISTORY:** The Real Estate Sales Model, Non-PDD use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020).

**Reason for amendments:** [Zoning]

1. Reorganize the Supplementary Use Standards for consistency with the standardized formatting applicable to Use Regulations.
2. Revise definition to incorporate additional residential types by deleting limitation of the use to Single Family residential units only.
3. Simplify standards that relate to the duration of the use to improve readability.
4. Delete provision pertaining to fees as procedures are currently established that apply to all Special Permit Uses.
5. Amend the Signage standard to remove the conflicting language, since both freestanding signs and monument signs are ground-mounted signs with the same design limitations within Art. 8, Signage.
6. Delete duplicate language that is covered in Article 8, Signage that addresses prohibited signs.
7. Delete language that does not allow additional parking for unmanned models since staff cannot justify this restriction.

#### a. Definition

A single family residential unit used for real estate marketing, real estate and sales, as a builder's office, and for other services directly associated with the sale of a residential units, and limited to the areas referenced below. In a real estate sales model, sales shall be limited to new units built by the company operating the sales model. **[Partially relocated to Operation, below]**

#### a. Approval Duration

The Special Permit ~~and completion agreement obtained from the Zoning Division~~ shall be valid for five years from the date of issuance. ~~The terms of the Special Permit and completion agreement and~~ may be extended renewed for an additional five years provided that the permit holder:

- 1) ~~executes a five-year completion agreement with the Zoning Division; and~~
- 2) ~~complies with the terms of this Subsection.~~

#### b. Fee

~~A Special Permit fee may be required by the Zoning Division to process and inspect a real estate sales model that is applying for an extension.~~

#### ec. Location

~~A real estate sales model s~~ shall be located on with access directly from a paved street.

#### d. Parking

~~The driveway and required handicap spaces shall be the only paved parking areas.~~ **[Partially relocated from Parking, below]**

#### e. Signage

~~The following signs shall be permitted:~~ **[Relocated from Permitted Signs, below]**

##### 1) Temporary

~~One ground mounted sign not exceeding eight feet in height and 32 square feet of sign face area.~~ **[Partially relocated from Permitted Signs, below]**

##### 2) Directional

~~A maximum of two directional signs not exceeding four feet in height and two square feet in sign face area.~~ **[Partially relocated from Permitted Signs, below]**

##### 3) Flags

~~A maximum of three roadside flags shall be permitted per lot between the hours of 9:00 a.m. and 6:00 p.m.~~ **[Partially relocated from Permitted Signs, below]**

#### f. Storage

~~Outdoor storage of construction material, supplies, or equipment shall not be permitted.~~ **[Relocated from Outdoor Storage, below]**

#### dg. Number

A builder may construct and operate a maximum of two manned and two unmanned models in a platted residential subdivision which is not in a PUD, or in one of the following residential areas:

- 1) Jupiter Farms.
- 2) The Acreage.
- ~~3) Loxahatchee Groves.~~
- 4) Palm Beach Country Estates.

#### eh. Office Operation

- 1) A builder's office may be permitted-allowed provided it is limited to the garage area.
- 2) Unmanned models shall not have employee office space.

#### Notes:

- Underlined indicates new text.
- ~~Stricken~~ indicates text to be ~~deleted~~. If being relocated, or partially relocated, destination is noted in bolded brackets **[Relocated to: ]** or **[Partially relocated to: ]**.
- *Italicized* indicates relocated text. Source is noted in bolded brackets **[Relocated from: ]**.
- .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D11

TEMPORARY USES
SUMMARY OF AMENDMENTS
(Updated 10/14/16)

3) Sales shall be limited to new units built by the company operating the sales model.
[Partially relocated from Definition, above]

f. Completion Agreement

All sales models, including those in existence prior to January 1, 1998, shall execute a completion agreement in a manner and form acceptable to the County Attorney. The completion agreement shall include any modification(s) necessary to convert the model to a residential use.

1) Existing Models

All sales models existing on January 1, 1998 shall file a completion agreement with PBC by July 1, 1998. This agreement shall specifically identify all improvements, which are not consistent with the provisions of this Section, such as but not limited to additional parking or location on unpaved roads. At the time of executing the completion agreement, all signage shall comply with the requirements of this Section.

g. Parking

The driveway and required handicap spaces shall be the only paved parking areas. Unmanned models shall not have additional parking. [Partially relocated to Parking, above]

h. Permitted Signs

The following signs shall be permitted: [Relocated to Signage, above]

1) Temporary

One temporary freestanding sign measuring not more than eight feet in height and 32 square feet per side, or one temporary monument sign measuring not more than six feet in height and 18 square feet per side. [Partially relocated to Signage, above]

2) Directional

A maximum of two directional signs measuring not more than four feet in height and two square feet in face area per side. [Partially relocated to Signage, above]

3) Flags

A maximum of three roadside flags shall be permitted per lot between the hours of 9:00 a.m. and 6:00 p.m. [Relocated to Signage, above]

i. Prohibited Signs

Banners, sign lighting, snipe signs, or other means of drawing attention to the model shall be prohibited.

j. Modifications

Non-residential interior modifications shall not be prohibited-permitted. The following improvements may be permitted only within the garage of the model:

- 1) Room divider partitions;
2) Electrical improvements; and
3) A temporary facade in lieu of a garage door.

k. Outdoor Storage

Outdoor storage of construction material, supplies, or equipment shall not be permitted. [Relocated to Storage, above]

Table with 2 rows and 1 column. Row 1: Reason for amendments to Real Estate Sales Model, Non-PDD in the Use Matrix: [Zoning]. Row 2: 8. Real-Estate Sales Model, Non-PDD has been relocated from the Commercial Use Matrix, to clarify the required Standards for the Temporary Use and to distinguish the approval process from that of the permanent use. Row 3: 9. Special Permit approvals have been added to the Use Matrix to clarify that this use may be allowed in all of the Standard Residential Zoning Districts pursuant to Special Permit approval, including Agriculture Residential (AR), Residential Estate (RE), Residential Transitional (RT), Residential Single Family (RS), and Residential Multifamily (RM).

(This space intentionally left blank)

- Notes:
- Underlined indicates new text.
- Stricken indicates text to be deleted. If being relocated, or partially relocated, destination is noted in bolded brackets [Relocated to: ] or [Partially relocated to: ].
- Italicized indicates relocated text. Source is noted in bolded brackets [Relocated from: ].
- .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D11

TEMPORARY USES
SUMMARY OF AMENDMENTS
(Updated 10/14/16)

5. Recycling Drop-Off Bin

Table with 2 columns: Reason for amendments, [Zoning]. Rows include: Relocate the Supplementary Use Standards for consistency with the standardized formatting of Art. 4., Use Regulations; Clarify that the use will be subject to annual renewal when there is not a site plan and the use is subject to Special Permit; Clarify the definition of Recycling Drop-Off Bin identify the temporary and portable nature; Clarify the size of recycling bins by indicating the type of portable container utilized instead of using gross floor area.

a. Definition

A totally enclosed mobile-temporary structure or portable container within which the following pre-sorted, recyclable materials are collected: glass, aluminum, steel, and plastic containers no greater than six gallons in capacity, and paper. [Ord. 2013-001] [Ord. 2007-001] [Ord. 2013-001]

a. Mobility

The mobility of a drop-off bin shall be maintained at all times. [Relocated to Mobility, below]

b. Approval Process

If a DRO Site Plan is not on file with the Zoning Division, a Special Permit shall be required, and may be renewed annually pursuant to Art. 2.D.2, Special Permit. [Ord. 2013-001] [Partially relocated from Approval Process, below]

bc. Location

The drop-off bin shall be located in or adjacent to an off-street parking area, and shall not be located within required parking spaces. In TMD and LCC districts, and for IRO projects, the recycling drop-off bins shall be designed to be consistent with the building's design and shall not be located on a Main Street. [Ord. 2010-005] [Ord. 2013-001]

d. Signage

Signage shall be required for all bins, as follows: [Ord. 2013-001]

1) Location

a) One sign shall be located on the front or side where materials are collected.

b) No more than two signs shall be allowed. [Ord. 2013-001] [Partially relocated from Signage, below]

2) Minimum/Maximum Size

A minimum of eight and a maximum of 16 square feet. [Ord. 2013-001] [Relocated from Signage, below]

3) Content

All required sign content shall be in lettering a minimum of six inches in height. The name and phone number of a responsible party shall be clearly posted. The name of the organization that is collecting the recyclable materials shall also be posted and include whether for profit, not-for profit or government entity. No additional content other than logos, clarification of materials to be collected for recycling, or direction signage identifying the bin shall be allowed. [Ord. 2013-001] [Relocated from Signage, below]

e. Storage

Recycling materials shall be contained within a leak-proof bin or trailer. There shall be no outdoor storage of materials or refuse. [Relocated from Outdoor Storage Prohibited, below]

f. Number

The number of recycling bins shall be based upon the overall acreage of a development, including outparcels, provided all development regulations are met on-site. A minimum of one recycling bin for each site up to a maximum of one recycling bin per acre, rounded down to the nearest whole acre, may be allowed. No more than three bins shall be clustered or located within any one acre area unless collocated with loading, dumpster or other similar areas. [Ord. 2013-001] [Partially relocated from Number, below]

eg. Maintenance-Operation

1) The bin and adjacent area shall be maintained in good appearance and free from litter, debris, and residue on a daily basis. Failure to maintain a good appearance the bin and adjacent area shall may result in the revocation of the DRO approval or sSpecial use pPermit, where applicable. [Ord. 2013-001]

Notes:

- Underlined indicates new text.
Stricken indicates text to be deleted. If being relocated, or partially relocated, destination is noted in bolded brackets [Relocated to: ] or [Partially relocated to: ].
Italicized indicates relocated text. Source is noted in bolded brackets [Relocated from: ].
.... A series of four bolded ellipses indicates language omitted to save space.

# EXHIBIT D11

## TEMPORARY USES SUMMARY OF AMENDMENTS (Updated 10/14/16)

2) ~~No processing of deposited materials shall be allowed on-site. Limited sorting or separation may only be permitted when a bin is manned by a person during permitted collection hours. The unit shall employ no mechanical sorting or processing equipment. [Ord. 2013-001] [Relocated from Processing, below]~~

3) ~~A recycling bin containing 40 cubic yards or more shall be monitored by a person. Manned collection activities shall be limited to between 7:00 a.m. to 8:00 p.m. daily. [Ord. 2013-001] [Relocated from Manning, below]~~

**d. Processing**

~~No processing of deposited materials shall be allowed on the site. Limited sorting or separation shall only be permitted when a bin is manned by a person during permitted collection hours. The unit shall employ no mechanical sorting or processing equipment. [Ord. 2013-001] [Relocated to Operation, above]~~

**eh. Prohibited Materials**

Collection of materials shall be expressly limited to pre-sorted, recyclable materials identified in this ~~s~~Supplementary Use ~~s~~Standard. Collection of any other materials, including but not limited to rubber, textiles, hazardous wastes or construction debris is prohibited. ~~—[Ord. 2013-001]~~

**f. Signage**

~~Signage shall be required for all bins, as follows: [Ord. 2013-001]~~

**1) Location**

~~One sign shall be located on the front or side where materials are collected. No more than two signs shall be permitted. [Ord. 2013-001] [Partially relocated to Signage, above]~~

**2) Minimum/Maximum Size**

~~A minimum of eight and a maximum of 16 square feet. [Ord. 2013-001] [Relocated to Signage, above]~~

**3) Content**

~~All required sign content shall be in lettering a minimum of six inches in height. The name and phone number of a responsible party shall be clearly posted. The name of the organization that is collecting the recyclable materials shall also be posted and include whether for profit, not for profit or government entity. No additional content other than logos, clarification of materials to be collected for recycling, or direction signage identifying the bin shall be permitted. [Ord. 2013-001] [Relocated to Signage, above]~~

**g. Number**

~~The number of recycling bins shall be based upon the overall acreage of a development, including outparcels, provided all development regulations are met on site. A minimum of one recycling bin shall be permitted for each development up to a maximum of one recycling bin per acre, rounded down to the nearest whole acre. No more than 3 bins shall be clustered or located within any one acre area unless collocated with loading, dumpster or other similar areas. [Ord. 2013-001] [Partially relocated to Number, above]~~

**h. Outdoor Storage Prohibited**

~~Recycling materials shall be contained within a leak-proof bin or trailer. There shall be no outdoor storage of materials or refuse. [Relocated to Storage, above]~~

**i. AR/RSA**

~~May be permitted in the AR/RSA District with a SA FLU, subject to DRO approval. [Ord. 2005-002] [Ord. 2007-001]~~

**jj. Size**

~~A maximum of Shall be limited to 500 square feet of GFA per container or temporary structure. [Ord. 2013-001]~~

**k. Manning**

~~A recycling bin containing 40 cubic yards or more shall be monitored by a person. Manned collection activities shall be limited to 7:00 a.m. to 8:00 p.m. daily. [Ord. 2013-001] [Relocated to Operation, above]~~

**l. Approval Process**

~~If there is no DRO certified site plan on file with the Zoning Division, a Special Permit shall be required. [Ord. 2013-001] [Partially relocated to Approval Process, above]~~

**l. Mobility**

~~The mobility of a drop-off bin shall be maintained at all times. [Relocated from Mobility, above]~~

Reason for amendments to Recycling Drop-Off Bin in the Use Matrix: [Zoning]
---

5. No changes were made to the Use Matrix.
--

**Notes:**

- **Underlined** indicates **new** text.
- **Stricken** indicates text to be **deleted**. If being relocated, or partially relocated, destination is noted in bolded brackets **[Relocated to: ]** or **[Partially relocated to: ]**.
- **Italicized** indicates relocated text. Source is noted in bolded brackets **[Relocated from: ]**.
- **....** A series of four bolded ellipses indicates language omitted to save space.

# EXHIBIT D11

## TEMPORARY USES SUMMARY OF AMENDMENTS (Updated 10/14/16)

### 6. Special Event

**HISTORY:** The Special Event use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and Supplementary Use Standards were amended by Ord. 1994-23, 1996-028, 1997-064, 1998-011, 1998-012, 1999-037, 2001-001 and 2003-013.

**Reason for amendments:** [Zoning]

1. Relocate the order of the Supplemental Use Standards for consistency with the standardized formatting for Art. 4, Use Regulations.
2. Expand the list of Typical Special Events to provide more examples and improve clarity of the use.
3. Delete requirement for Class A Conditional Use approval when Special Events are exceeding 14 days, since the Applicant can request up to three Special Event Permits per parcel, per year.
4. Delete the standard requiring 200 ft of frontage to increase the number of sites that may hold Special Events.
5. Delete the standard that requires access to minimize traffic through nearby residential areas since the site where the Special Event will take place already shall have access points established.

**a. Definition**

A temporary activity which may includes rides, amusements, food, games, crafts, and performances, ~~or and services. Typical uses include carnivals, circuses, auctions, and revivals.~~ [Partially relocated to Typical Events, below]

~~a. Duration~~

~~A maximum of 14 consecutive calendar days. Special events exceeding 14 days shall require approval of a Class A conditional use.~~ [Partially relocated to Duration, below]

**b. Typical Special Events**

Typical Special Events may include but are not limited to carnivals, circuses, temporary auctions, rallies, and revivals. [Partially relocated from Definition, above]

**c. Approval Process**

The use shall be subject to Special Permit if the event is projected to attract less than 1,000 patrons on a site less than two acres. Project attendance shall be specified in the application. [Partially relocated from Attendance, below]

**d. Duration**

- 1) A Special Event shall not exceed 14 consecutive days. [Partially relocated from Duration, above]
- 2) If the Applicant provides to the Zoning Division a Justification Statement explaining the need for an extension, Zoning Staff shall determine whether the extension shall be granted up to 21 total consecutive days based on the following:
  - a) The types of activities warrant the additional time period; and,
  - b) The time extension shall not cause an adverse impact or a nuisance to the adjacent parcels.
- 3) A maximum of three events per calendar year per parcel. [Partially relocated Events per Year, below]

**e. Zoning District - Residential**

Special Events that are prohibited in residential zoning districts may be allowed subject to a Special Permit approval, and the following:

- 1) Shall be collocated with a Place of Worship;
- 2) Hours of operation shall be from 9:00 a.m. to 5:00 p.m.; and,
- 3) Special Events and religious services operating during the same time are required to provide parking for both activities or comply with the off-site parking provisions in Art. 6.

~~b. Setbacks~~

~~All buildings, trailers, vehicles, tents, mechanical devices, rides or animals related to an amusement or special event shall comply with the minimum setbacks of the district and shall be located at a minimum of 50 feet from a street and 200 feet from any property line adjacent to a residential use.~~ [Partially relocated to Setbacks, below]

**cf. Frontage Location**

The minimum frontage on a public street shall be 200 feet. A special event shall not be permitted if the frontage abuts a street under construction.

**1) U/S Tier**

Primary access shall be from a paved arterial or collector street.

**2) Rural-All Other Tiers**

- a) In the Rural, Exurban, AGR and Glades Tiers, primary access shall be from a paved street. ~~Access shall minimize traffic through nearby residential areas.~~
- b) Back-out parking directly onto a public street shall be prohibited.

**Notes:**

- Underlined indicates new text.
- ~~Stricken~~ indicates text to be ~~deleted~~. If being relocated, or partially relocated, destination is noted in bolded brackets [Relocated to: ] or [Partially relocated to: ].
- *Italicized* indicates relocated text. Source is noted in bolded brackets [Relocated from: ].
- .... A series of four bolded ellipses indicates language omitted to save space.

# EXHIBIT D11

## TEMPORARY USES SUMMARY OF AMENDMENTS

(Updated 10/14/16)

1

<b>Reason for amendments:</b> [Zoning]	
6.	Provide alternative option for Special Events adjacent to residential land uses to be exempt from the setback requirements when there is no residential structure on the adjacent site.
7.	Limit locations of Special Events on vacant parcels to sites with stabilized ground, defined ingress and egress and forward motion vehicle circulation to address tentative location of the use on non-PDD sites.
8.	Delete the separation requirement between Special Events since they are temporary in nature and not linked to permanent use approvals.

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

### **g. Setbacks**

*All buildings, trailers, vehicles, tents, mechanical devices, rides, animals and related equipment and activities shall be setback as follows:*

*1) A minimum of 50 feet from any adjacent streets.*

*2) A minimum of 200 feet setback is required from any property line with a residential use or FLU designation. This requirement may be exempt if the residential parcel has no existing residential structures. [Partially relocated from Setbacks, above]*

### **e. Events Per Year**

*There shall be no more than three special events permitted in any one calendar year per parcel of land. [Partially relocated to Duration, above]*

### **dh. Parking**

*The use shall be prohibited on vacant undeveloped parcels, unless parking is provided on a stabilized surface with defined ingress/egress for vehicles to enter and exit the site in a forward motion. Off-site parking may be and allowed and subject to a Special Permit and conditions for temporary special events.*

### **f. Attendance**

*DRO approval shall be required for any event projected to attract more than 1,000 patrons on a site less than two acres. Project attendance shall be specified in the application. [Partially relocated to Approval Process, above]*

### **g. Separation**

*A Special Permit shall not be issued for the same dates for two or more special events within one-half mile from each other.*

### **h. AR/RSA**

*May be permitted in the AGR with a SA FLU, subject to a Special Permit approval. [Ord. 2005-002]*

29

30

31

## **7. Temporary Green Market**

**History:** [Zoning] The Temporary Green Market use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and Supplementary Use Standards was amended by Ord. 2003-067.

**Reason for amendments:** [Zoning]

1. Define the Duration by limiting Temporary Green Market operation to six months and differentiate from Permanent Green Market.

2. Clarify that the use will be subject to annual renewal as the use duration is limited to a calendar year.

32

33

34

35

36

37

38

39

40

### **a. Definition**

*A temporary gathering of vendors, primarily for the purpose of selling fresh unprocessed fruit, vegetables, flowers, and consumable items such as coffee, bread and prepared food on a retail basis. [Ord. 2012-027]*

### **b. Duration**

*Shall only be allowed on weekends and holidays, and up to six-months per calendar year. [Ord. 2010-005] [Ord. 2010-022] [Ord. 2012-027] [Partially relocated from Duration and Approval, below]*

### **Notes:**

- **Underlined** indicates **new** text.
- **Stricken** indicates text to be **deleted**. If being relocated, or partially relocated, destination is noted in bolded brackets [**Relocated to:** ] or [**Partially relocated to:** ].
- **Italicized** indicates relocated text. Source is noted in bolded brackets [**Relocated from:** ].
- **....** A series of four bolded ellipses indicates language omitted to save space.

# EXHIBIT D11

## TEMPORARY USES SUMMARY OF AMENDMENTS

(Updated 10/14/16)

1	3. Add language supporting operation on smaller lot sizes in the Westgate CRA Overlay so that the community is not prevented from having Temporary Green Markets due to smaller lot sizes typical of that overlay.
2	4. Minimize the proliferation of signs at Temporary Green Markets by limiting the visibility of signage from streets to ensure reduction of visual impact.
3	5. Delete duplicate language for Temporary Electric Service to be covered by the Common Provisions and General Standards.

2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23

**c. Renewal**

The Special Permit may be renewed annually, pursuant to Art. 2.D.2, Special Permit.

**ad. Lot Size**

A minimum of one acre with the exception of lots located in the WCRAO where a minimum of one-half of an acre is required. [Ord. 2012-027] [Ord. 2015-031]

**e. Signage**

Vendor signs shall not be visible from the right of way.

**b. Duration and Approval**

~~Weekends only, subject to approval of a Special Permit. A Temporary Green Market that is located within required parking spaces or access aisles for a temporary period of time, which shall be defined by anything exceeding one hour or several days, shall comply with the Special Permit requirements in Article 2.D.2. [Ord. 2010-005] [Ord. 2010-022] [Ord. 2012-027]~~ [Partially relocated to Duration, above]

**c. Site Operation**

~~The market stall shall be located on the site as not to utilize required parking spaces or obstruct any access or parking lot aisles. [Ord. 2007-001]~~ [Partially relocated to Operation, below]

**d. Temporary Electric Service.**

~~The applicant shall obtain an electrical permit for temporary power, if applicable. [Ord. 2007-001] [Ord. 2012-027]~~

24	<b>Reason for amendments:</b> [Zoning]
25	6. Reduce the maximum size of a vendor stand so that it corresponds to the size required to obtain a building permit for a temporary structure.
26	7. Delete language that specifies types of vehicles that may be utilized for transporting vendor supplies, and clarify that vehicles may remain on-site subject to removal within 2 hours after the market closes.
27	8. Delete Signage language that is currently covered in Art. 8, Signage.

28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40

**e. Stands Operation**

1) Tents exceeding 120 square feet shall be subject to a Building Permit review in accordance with Art. 2.D.2.D, Review Process. Each vendor stand shall not exceed 150 square feet. The stand shall remain transportable.

2) Motor vehicles such as vans or small trucks utilized for the purpose of transporting vendor supplies and products may be permitted allowed on-site, provided the vehicles is are removed from the site at within two hours after the close of the market closes each weekend.

3) Shall not utilize required parking spaces. [Ord. 2007-001] [Partially relocated from Site Operation, above]

**f. Signage**

~~A maximum of two signs with a maximum sign face area of 32 square feet per side. Signs shall be setback a minimum of five feet from the base building line and have a minimum separation of 100 feet. Banners, pennants, balloons and flags shall be prohibited.~~

41	<b>Reason for amendments to Temporary Green Market in the Use Matrix:</b> [Zoning]
	9. Change the approval process in the URAO and IRO from DRO to Special Permit, to keep the use consistent with similar standards for commercial zoning districts.
	10. Temporary Green Market use has been added to the following Zoning Districts, subject to Special Permit: Light Industrial (IL) and Public Ownership (PO), Commercial and Civic pods of PUD, CL, CH, Commercial Office Low (CLO), CHO, and Industrial (IND) subareas of MUPD, CH and CHO subareas of MXPD, Light Industrial (IND/L) and Commercial pods of PIPD. The use has been added to the new districts in order to provide more opportunities to access local produce.

### Notes:

- Underlined indicates new text.
- ~~Stricken~~ indicates text to be ~~deleted~~. If being relocated, or partially relocated, destination is noted in bolded brackets [Relocated to: ] or [Partially relocated to: ].
- *Italicized* indicates relocated text. Source is noted in bolded brackets [Relocated from: ].
- .... A series of four bolded ellipses indicates language omitted to save space.

# EXHIBIT D11

## TEMPORARY USES SUMMARY OF AMENDMENTS (Updated 10/14/16)

### 8. Temporary Retail Sales

**HISTORY:** The Mobile Retail Sales and Temporary Retail Sales use definition and Supplementary-Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and Supplementary Use Standards were amended by Ord. 2003-067, 2005-002, 2008-003 and 2011-016.

**Reason for amendments:** [Zoning]

1. Delete duplicate language for Insurance and Landscape that is covered in Common Provisions and General Standards.
2. Delete Setback provisions since the use is required to comply with the setbacks of the zoning district where the use shall be located. In addition, safe sight triangle regulations are already in Art. 3 of the ULDC.
3. Delete standard requiring Location Plan since it will be covered by Art. 2 and the Technical Manual.
4. Delete the duplicate definition of Temporary Sales and specific provisions that apply to sparklers. Deletion also includes the standard for specific zoning district approval process now shown in the Use Matrix.
5. Delete Sign standard that is currently covered in Art. 8, Signage.

#### a. Definition

General retail sales without a fixed or permanent location.

#### a. General Requirements

##### 1) Frontage

~~Mobile or temporary sales shall front an arterial street.~~ [Partially relocated to Location, below]

##### 2) Setbacks

~~Mobile or temporary retail sales shall comply with the setbacks of the district. The minimum setback from streets is 20 feet. Setbacks shall not be located in any safe sight triangle.~~

##### 3) Insurance

~~Proof of liability insurance shall be submitted listing the BCC as additionally insured or certificate holder, paid in full covering the period for which the permit is issued, in the minimum amount of \$500,000 per occurrence.~~ [Partially relocated to Art. 4.B.11.B.4.b, Liability and Insurance under Common Provisions and General Standards]

##### 4) Landscape

~~Mobile or temporary sales shall not be located in any landscape buffer.~~ [Partially relocated to Art. 4.B.11.B.1.b, Design Standards]

##### 5) Location Plan

~~An application for mobile or temporary sales shall submit a plan delineating location, parking and vehicle circulation and signage.~~

##### 6) Warranty Deed

~~Submit a copy of the recorded warranty deed for the property.~~

#### b. Temporary Sales

~~Temporary sales shall be conducted without a fixed or permanent location. Typical uses include sparklers, as defined in F.S. §791.01, or special event sales, such as the sale of furniture, and seasonal sales regulating (e.g. Christmas trees, pumpkins) that may require a tent or temporary structure.~~

##### 1) Districts

~~Limited to the CN, CC, CG, IPF, AGR, UC, UI, MUPD, or MXPD Zoning districts. [Ord. 2011-016]~~

##### 2) AGR District

~~Temporary sales in the AGR district shall be limited to plants, pumpkins and Christmas trees.~~ [Relocated to Zoning District - AGR, below]

##### 3) Duration

~~Temporary sales shall not exceed 30 days. Issuance of a Special Permit shall be limited to four times a year per parcel.~~ [Relocated to Duration, below]

##### 4) Tent

~~A maximum of one temporary tent or structure shall be allowed per parcel.~~ [Relocated to Number, below]

##### 5) Sign

~~One on site, non illuminated freestanding sign shall be permitted. This sign shall not exceed 32 square feet in sign area, shall not exceed six feet in height from finished grade, and shall be located at least five feet from all base building lines. The sign may remain on the site only for the approved duration of the temporary sale.~~

#### Notes:

- Underlined indicates new text.
- ~~Stricken~~ indicates text to be ~~deleted~~. If being relocated, or partially relocated, destination is noted in bolded brackets [Relocated to: ] or [Partially relocated to: ].
- *Italicized* indicates relocated text. Source is noted in bolded brackets [Relocated from: ].
- .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D11

TEMPORARY USES
SUMMARY OF AMENDMENTS
(Updated 10/14/16)

Table with 2 rows: Reason for amendments: [Zoning]; 6. Add references to Typical Uses in order to provide more examples for reference. 7. Reduce the amount of time allowed for site cleanup, from 48 hours to 24 hours after the expiration of the Special Permit, so that the site is not left for multiple days in disarray.

- b. Typical Uses: Typical uses may include but are not limited to temporary sales of Christmas trees, pumpkins, fireworks, plants, art, paintings, rugs, and furniture.
c. Duration: Shall not exceed 30 consecutive days and a maximum of four times per calendar year per parcel. [Relocated from Duration, below]
d. Zoning District - AGR: Shall be limited to Christmas trees, plants, and pumpkins. [Relocated from AGR District, below]
e. Location: Shall front an arterial street. [Partially relocated from Frontage, above]
f. Number: A maximum of one temporary tent or structure shall be allowed per parcel. [Relocated from Tent, above]
g. Debris Operation: All debris shall be completely removed from the site, and the property shall be returned to its original condition, within 24 hours of the expiration of the Special Permit or the removal of the activities associated with Special Event. and the property returned to its original condition.

Table with 3 rows: Reason for amendments: [Zoning]; 8. Delete Hours of Operation standard associated to sales of sparklers as it will be consolidated into Art. 5 with all other use classifications. 9. Add requirement for the PBC Fire Marshal to certify the proposed location of sparkler sales for safety purposes. 10. Delete and relocate language related to Mobile Sales, since Mobile Retail Sales has been created as a new Temporary Use with unique Standards.

- 7) Storage: Temporary storage trailers may be permitted in conjunction with temporary sales. Trailers shall not obstruct primary circulation routes and shall be parked the maximum extent possible from all buildings on or surrounding the site.
eh. Special Provisions for Sparklers: Sale of sparklers shall comply with the following additional requirements:
1) Zoning Districts: Shall be limited to CG and IL. [Relocated from CG and IL Districts, below]
2) Seasonal Limitations: Seasonal sales shall be limited to Shall only be allowed June 20 through July 5 and December 10 through January 2 of each year.
2) CG and IL Districts [Relocated to Zoning Districts, above] Limited to the sale of sparklers only. [Relocated to Zoning Districts, above]
3) Hours of Operation: Hours of operation shall be limited from 7 a.m. to 11 p.m. daily.
4) Electrical Service: All electrical uses shall meet the requirements established by the PBC Chief Electrical Inspector and PBC Fire-Rescue Department. [Relocated to Art. 4.B.11.B.4, Electric Service under Common Provisions and General Standards]
5) Supplemental-Additional Application Requirements: The Special Permit application shall include the following information:
a) Liability: A hold harmless affidavit, which holds PBC harmless for any liability connected with the operation. [Relocated to Art. 4.B.11.B.4.b., under Liability and Insurance under Common Provisions and General Standards]
ba) Fire Marshal Certification: The PBC Fire Marshall shall review and approve the location of the sale of the sparklers and issue a certificate of registration. A certification of registration from the State Fire Marshal authorizing the sale of sparklers.

Notes:

- Underlined indicates new text.
Stricken indicates text to be deleted. If being relocated, or partially relocated, destination is noted in bolded brackets [Relocated to: ] or [Partially relocated to: ].
Italicized indicates relocated text. Source is noted in bolded brackets [Relocated from: ].
.... A series of four bolded ellipses indicates language omitted to save space.

# EXHIBIT D11

## TEMPORARY USES SUMMARY OF AMENDMENTS

(Updated 10/14/16)

1                   **eb) Affidavit of Compliance**

2                   A signed and notarized affidavit of compliance with the Approved List of  
3                   Sparklers maintained by the State Fire Marshall. The affidavit shall be submitted  
4                   affirming that only products on the State Fire Marshall's approved List of  
5                   Sparklers ~~and Novelty Items~~ will be sold and that violation of the affidavit may  
6                   result in an injunction.

7                   **6c) Documentation**

8                   ~~The applicant shall submit e~~Copies of State of Florida registration documents for  
9                   any corporate or other business entity, evidence of registering any fictitious name  
10                  to be used and driver's licenses for the applicant's authorized agents.

11                  **f. Parking**

12                  Parking shall be provided on-site, on a stabilized surface with defined ingress/egress.  
13                  Vehicles shall enter and leave the site in a forward motion.

14

<b>Reason for amendments:</b> [Zoning]
--

11. Delete zoning districts reference associated to Mobile Sales as the use was split and it is now shown in the Use Matrix part of the new Mobile Sale use.
--

15                  **d. Mobile Sales [Ord. 2005 – 002]**

16                  ~~Mobile sales shall be conducted from a portable stand, structure, or trailer which is~~  
17                  ~~removed each night. Mobile sales operations shall be limited to flowers and food products~~  
18                  ~~and shall:~~ **[Partially relocated to Art. 4.B.11.C.3.a, Definition, under Mobile Retail**  
19                  **Sales]**

20                  **1) District**

21                  ~~Mobile sales shall be limited to the CC, CG, IL, PO, UC, UI, and MUPD Zoning~~  
22                  ~~districts. [Ord. 2011-016]~~

23                  **2) Location**

24                  ~~Mobile sales shall not be located in any required parking spaces nor in such a~~  
25                  ~~manner as to distract motor vehicle operators or promote, require or cause any~~  
26                  ~~vehicles to stop, stand or to park in violation of official traffic control devices,~~  
27                  ~~including, but not limited to, signs, signals, and markings erected by authority of the~~  
28                  ~~County or State of Florida for the purpose of regulating, moving or guiding traffic.~~  
29                  ~~Mobile sales shall not be located in any driveway aisles or loading areas or interfere~~  
30                  ~~with on-site circulation. [Partially relocated to Art. 4.B.11.B.1.a, Design Standard]~~

31                  **3) Adjacent Residential District**

32                  ~~Mobile sales shall be located a minimum of 300 feet from the property line of any~~  
33                  ~~existing residential use. [Partially relocated to Art. 4.B.11.C.3.e, Setbacks, under~~  
34                  ~~Mobile Retail Sales]~~

35

<b>Reason for amendments:</b> [Zoning]
--

12. Delete reference to the number of vendors limited to one as the provisions under Mobile Retail Sales is allowing up to 3 mobile vendors per development as long as they are not located on required parking spaces, vehicular and maneuvering areas, parking or landscaping.
--

13. Delete standard related to Electric Service which has been consolidated with Common Provisions and General Standards applicable to all Temporary Uses.
--

14. Delete Hours of Operation standard as it will be consolidated into Art. 5 with all other use classifications.
---

36

37                  **4) Number**

38                  ~~Only one mobile sales vendor shall be permitted per parcel of land.~~

39                  **5) Electric Service**

40                  ~~Electric service shall not be permitted.~~

41                  **6) Hours of Operation**

42                  ~~Mobile sales may operate between the hours of 6:00 a.m. and 11:00 p.m. daily.~~  
43                  ~~[Ord. 2008-003]~~

44                  **7) Renewal**

45                  ~~The Special Permit for mobile sales shall be renewed annually. [Partially relocated~~  
46                  ~~to Art. 4.B.11.C.3.c, Renewal, under Mobile Retail Sales]~~

47                  **8) Signage**

48                  ~~Shall comply with Article 8, SIGNAGE, subject to special standards and requiring no~~  
49                  ~~permit. [Partially relocated to Art. 4.B.11.B.2, Signage, under Common~~  
50                  ~~Provisions and General Standards]~~

51

---

**Notes:**

- Underlined indicates new text.
- ~~Stricken~~ indicates text to be ~~deleted~~. If being relocated, or partially relocated, destination is noted in bolded brackets **[Relocated to: ]** or **[Partially relocated to: ]**.
- *Italicized* indicates relocated text. Source is noted in bolded brackets **[Relocated from: ]**.
- .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT D11

TEMPORARY USES  
SUMMARY OF AMENDMENTS

(Updated 10/14/16)

<b>Reason for amendments to Temporary Retail Sales in the Use Matrix:</b> [Zoning]
14. Change the approval process in IRO with CL and CH FLU designation from DRO to Special Permit for consistency with the approval of the use in similar zoning districts.
15. Allow the use in MUPD Zoning Districts with CL, CH, CLO, CHO, and CR FLU designations; MXPD with CHO FLU designation; and LCC with CL and CH FLU designation subject to Special Permit. The use is added in the zoning districts for consistency with the standard zoning districts.

**9. Temporary Vehicle Sales**

**HISTORY:** The Vehicle Sales and Rental use definition and Supplementary Use Standards were first referenced as part of the 1992 ULDC (Ord.1992-020).

<b>Reason for amendments:</b> [Zoning]
1. Separate the Temporary Vehicle Sales use from the permanent Vehicle Sales and Rental use, to consolidate the temporary use classification.
2. Clarify the types of vehicles that may be sold at Temporary Vehicle Sales events, for purposes of improving the readability.
3. Delete standard that indicates zoning districts where the use is since the Use Matrix now reflects the approval process for CG, IL and MUPD Zoning Districts.
4. Clarify the Duration may not exceed four times per calendar year. The specificity on the number of times per year was missing from the existing Code.

**a. Definition**

*The temporary sale of new or used motor vehicles, including cars, trucks and recreational vehicles, shall be allowed as a Special Permit, and subject to the following additional standards. [Relocated from Art. 4.B.1.A.135.d, Temporary Sale]*

~~1) CG, IL, and MUPD Districts~~

~~Temporary sale of vehicles shall be permitted.~~

**b. Duration**

~~1) Limited to five consecutive calendar days, not to exceed four times per calendar year.~~

~~2) Shall be prohibited during the months of November and December. [Relocated from Art. 4.B.1.A.135.d.4, Duration]~~

~~2)c. Lot Size~~

~~A minimum of ten acres. [Relocated from Art. 4.B.1.A.135.d.2, Lot Size]~~

~~3)d. Setbacks Separation~~

~~The event area shall be setback a minimum of 50 feet from all buildings. [Relocated from Art. 4.B.1.A.135.d.3, Separation]~~

~~4) Duration~~

~~Temporary sales shall be limited to five consecutive calendar days and shall be prohibited during the months of November and December. [Partially relocated to Duration, above]~~

5. Prevent the use of parking spaces dedicated for persons who have disabilities to be utilized by activities or display associated with this temporary use.
6. Allow accessory sales to Temporary Vehicle Sales limited to food and beverage and no more than three Mobile Retail Sales vendors consistent with the limitation in the number of Mobile Retail Sales standards.
7. Delete Hours of Operation standard as it will be consolidated into Art. 5 with all other use classifications.

~~5)e. Parking~~

~~1) A maximum of 50 required off-street parking spaces may be utilized, and No related activities shall extend beyond the permitted designated area. [Partially relocated from Art. 4.B.1.A.135.d.5, Parking]~~

~~2) Accessible parking spaces shall not be occupied by activities related to the use.~~

**f. Accessory Sales**

Up to three Mobile Retail Sales vendors limited to sales of food and beverage may be allowed as an accessory use to Temporary Vehicle Sales, subject to the Mobile Retail Sales Supplementary Use Standards.

~~6) Signage~~

~~Signage shall be permitted only in the designated event area.~~

~~7) Hours of Operation~~

~~Hours of operation shall be from 8:00 a.m. to 9:00 p.m.~~

~~8) Location~~

~~There shall be suitable access to the event area, subject to Zoning Division approval.~~

**Notes:**

- Underlined indicates new text.
- ~~Stricken~~ indicates text to be ~~deleted~~. If being relocated, or partially relocated, destination is noted in bolded brackets **[Relocated to: ]** or **[Partially relocated to: ]**.
- *Italicized* indicates relocated text. Source is noted in bolded brackets **[Relocated from: ]**.
- .... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT D11**  
**TEMPORARY USES**  
**SUMMARY OF AMENDMENTS**  
**(Updated 10/14/16)**

1

<b>Reason for amendments to Temporary Vehicle Sales in the Use Matrix:</b> [Zoning]
8. Add to the Use Matrix the use approval in CG and IL Standard Zoning Districts; and, MUPD, MXPB, and LCC with CH FLU designation, subject to Special Permit to reflect existing standard indicating the Zoning Districts where the use is allowed. The use was expanded to MXPB and LCC with CH FLU designation for consistency with zoning districts where the use is currently allowed.

U:\Zoning\CODEREV\2016\BCC Hearings\URP\1 - RPA\Exh. D11 - Temporary Uses.docx

---

**Notes:**

- Underlined indicates **new** text.
- ~~Stricken~~ indicates text to be **deleted**. If being relocated, or partially relocated, destination is noted in bolded brackets **[Relocated to: ]** or **[Partially relocated to: ]**.
- *Italicized* indicates relocated text. Source is noted in bolded brackets **[Relocated from: ]**.
- .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT E

ARTICLE 5 – SUPPLEMENTARY STANDARDS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

1 Part 1. ULDC Art. 5.B.1.A, Accessory Uses and Structures (page 8, 10, 13-15, 16 and 32 of 100), is  
2 hereby amended as follows:  
3

<b>Reason for Amendment:</b>
1. [Zoning] To evaluate standards in Industrial Uses of Article 4, Use Regulation to relocate or amend in Article 5.B.1, Supplementary Regulations to: <ul style="list-style-type: none"> <li>• Consolidate redundant standards in Art. 4.B, Supplementary Use Standards and relocate with similar supplementary regulations that already exist in Art. 5.B, Accessory and Temporary Uses; and,</li> </ul> The Code does not allow variance relief for provisions in Article 4, Use Regulations. This change provides additional flexibility by allowing for variance relief where standards are relocated to Article 5.B.1, Supplementary Regulations.

4 CHAPTER B ACCESSORY ~~AND TEMPORARY~~ USES AND STRUCTURES

5 Section 1 Supplementary Regulations

6 A. Accessory Uses and Structures

7 1. General

8 The following ~~standards~~ provisions in this Section shall apply to all development in  
9 ~~S~~standard, PDD or TDD Zoning Districts, unless otherwise stated: **[2007-001]**  
10 ....

<b>Reason for amendments:</b> [Zoning]
2. Clarify that for any use to be accessory to another use, it should include some level of approval in the zoning district where the use is intended to be located as indicated in the use Matrix or clearly stated in the Supplementary Use Standards. The approval is indicated by Special Permit, DRO, Class A or B Conditional Use. When a blank is noted in the Use Matrix for a use in any given zoning districts, it means that the use is not allowed to be accessory in that zoning district unless the Supplementary Use Standards in that use indicate otherwise.
3. Delete the term "building" from Art. 5.B.1.A.b, Location related to Accessory Uses and Structures, since the provision already has the term "structure" which also means building.
4. Delete reference to off-site parking to be excluded from accessory uses and structures location requirement. Off-site parking is not a use, it is a site element part of the Parking provisions applicable to any site regardless the uses it contains.
5. Due to the nature of accessory uses to be incidental to a principal use, this amendment prohibits the construction and occupancy of an accessory use without the principal use being constructed or occupied on the site.
6. Above-ground utilities connected to a network, other than electric generation and transmission facilities, are typically located in open areas, mainly mechanical equipment necessary to provide services. This amendment clarifies that Minor Utilities are not subject to the 30 percent of square footage or business receipt limitation due to the nature of the use.

11 a. Standards  
12 Uses indicated in the Use Matrix as blank in a zoning district shall not be allowed as  
13 accessory use unless stated otherwise in Art. 4, Use Regulations. An accessory use or  
14 structure shall be subject to the same regulations that apply to the principal use or  
15 structure, except as otherwise stated.

16 b. Location  
17 1) All accessory uses, ~~buildings~~ and structures except for approved off-site parking,  
18 shall be located on the same lot as the principal use. ~~No a~~ Accessory structure shall  
19 be located in the ~~front or side street site or rear~~ yard only.  
20 2) Accessory uses or structures shall not be constructed or occupied on any lot prior to  
21 the completion of the principal use or structure to which it is accessory.

22 c. Floor Area  
23 1) Nonresidential Districts  
24 Where allowed, a Accessory uses and structures shall not exceed 30 percent of the  
25 GFA ~~and~~ or business receipts of the principal use or uses, whichever is more  
26 restrictive. Minor Utility Use is not subject to this provision.  
27 2) Residential Districts  
28 Accessory uses and structures in the U/S Tier shall not exceed the square footage of  
29 the principal use.

30 ....  
31  
32  
33 (This space intentionally left blank)

**Notes:**  
Underlined indicates new text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.  
~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT E

ARTICLE 5 – SUPPLEMENTARY STANDARDS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

1

**Reason for amendments:** [Zoning]

7. Indicate that the square footage dedicated for the administrative operation of a principal use shall be considered accessory office and it is Permitted by Right. Accessory office shall not be the same as Office, Business or Professional use which is clarified under the Supplementary Use Standards of this use. Staff is also clarifying the parking provisions that apply to accessory office by using one parking space for every 200 square feet. These parking provisions are not entered in Art. 6, Parking, as the article addresses parking and loading standards for principal uses.

8. Uses indicated blank in the Use Matrix are not allowed to be accessory to any other use unless specifically indicated in the Supplementary Use Standards, limited to 30 percent of the Gross Floor Area (GFA) in most cases. Same percentage is contained in the Flex Space provisions in Art. 5, where retail can be located in Industrial Future Land Use (FLU) designation for specific industrial uses. This amendment clarifies that sales of products incidental to a principal Commercial, Industrial or Institutional, Public and Civic use is Permitted by Right, limited to ten percent of the GFA. Additional provisions such as parking standards requiring for one space for every 200 feet of GFA, no outdoor display of products or signage are part of the limitations for incidental sales.

2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17

**e. Specific Accessory Uses**

**1) Office**

- a) Areas of a building dedicated to the administrative operation and incidental to a principal use or uses listed in the Use Matrix may be Permitted by Right.
- b) One parking space shall be provided for every 200 square feet of accessory office.

**2) Incidental Sales**

- Sales of products incidental to a principal use may be Permitted by Right in Commercial, Industrial, or Institutional, Public and Civic use classifications subject to the following, unless stated otherwise:
  - a) Maximum ten percent of the GFA;
  - b) One parking space for every 200 square feet of accessory sales;
  - c) Merchandise is not stored outside or visible from any street; and,
  - d) Signage is only to advertise the principal use.

**Reason for amendments:** [Zoning]

9. Consolidate standards for Barbed Wire from uses in Art. 4.B, Supplementary Use Standards and Art. 4.C.4, Commercial Communication Towers with Art. 5.B.1.A.2.c standards of dangerous materials;

10. Relocate to Article 5 to be consistent with the formatting of the recently adopted Electrified Fence – Exceptions and Regulations; and,

11. Relocate parts of the introductory language to be in specific sub-topics for easy understanding of the Barbed Wire provisions.

12. Clarify height exception on School fence height to be eight feet as established in the interlocal agreement between the School Board, Palm Beach County and Municipalities of Palm Beach County, Resolution 2015-1864.

18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38

**2. Fences, Walls and Hedges**

....  
**b. Height and Related Standards**

....  
**4) General Exceptions**

- e) Schools may increase the fence height to eight feet along the perimeter of the site.

....  
**h. Dangerous Materials**

Fences or walls in any zoning district shall not be electrified or contain any substance such as broken glass, spikes, nails, barbed wire, razors, or any other dangerous material designed to inflict discomfort, pain or injury to a person or animal, except as allowed below. [Ord. 2010-005] [Ord. 2011-001]

~~**1) Barbed Wire Exceptions**~~

~~The use of barbed wire is prohibited. However, the County recognizes that barbed wire may be necessary to secure certain uses such as public utilities, prisons, bona-fide agriculture, and public-owned natural areas, commercial or industrial uses that have outdoor storage areas. Therefore, the County allows the installation of barbed wire as part of the top of the fence or wall for specific uses pursuant to Art. 4.B,~~

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT E

ARTICLE 5 – SUPPLEMENTARY STANDARDS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

~~SUPPLEMENTARY USE STANDARDS or for situations stated below. [Partially relocated below to Art. 5.B.1.A.2.e.1)]~~ ~~The barbed wire shall not exceed 20 percent of the overall permitted height of the fence or wall.~~ [Relocated below to Art. 5.B.1.A.2.e.1)b)(1), Height, below] ~~Bonafide agricultural uses, prisons, and other uses as authorized by the Zoning Director pursuant to provisions, Art. 5.B.1.A.2.c.2).c) below, shall be permitted to exceed the 20 percent provision. The calculation of the overall height of a fence or wall is inclusive of any barbed wire: [Ord. 2005-002] [Ord. 2010-005] [Ord. 2011-001]~~ [Relocated below to Art. 5.B.1.A.2.e.1)b)(2), Height Exemptions, below]

1) **Barbed Wire Exceptions and Regulations**

The use of Barbed Wire is prohibited except in instances as detailed below. The County recognizes that Barbed Wire may be necessary to secure certain non-residential uses or structures. Therefore, the County allows the installation of Barbed Wire on top of the fence or wall, subject to the following: [Partially relocated from Art. 5.B.1.A.2.c.2). and Art. 5.B.1.A.2.c.1).]

a) **Allowable Uses for Barbed Wire**

- (1) Commercial Communication Towers
- (2) Electric Power Facilities;
- (3) Electric Transmission Facility;
- (4) Minor Utility;
- (5) Prisons;
- (6) Solid Waste Transfer Stations;
- (7) Water or Wastewater Treatment Plant; and,
- (8) Zoo.

[Partially relocated from Art. 4.B.1.A.44-1, 44-2, 63.b, 123, 134, 139, and 143]

(9) Except when located adjacent to a parcel having a Residential FLU designation, Residential Zoning District or residential use, Barbed Wire that is not visible from any public street, may be installed with the following uses: [Partially relocated from Art. 5.B.1.A.2.c.1) and Articles 4.B.1.A.35, 116, 120, 127, and 130]

- (a) Contractor Storage Yard;
- (b) Salvage or Junk Yard;
- (c) Self Service Storage;
- (d) Sugar Mill or Refinery; and,
- (e) Towing Service Storage.

(10) Bona Fide Agriculture use located in AGR, AP, and AR Zoning Districts; and AGR-PDD Preserve Parcels. When Bona Fide Agriculture is located in the AR Zoning District other than nurseries, Barbed Wire shall be setback a minimum of 25 feet from any property line [Partially relocated from Art. 4.B.1.A.3.k).]

(11) Properties with a Conservation FLU designation, for the purposes of protecting publicly owned natural areas; [Ord. 2005-002] [Ord. 2010-005] [Ord. 2011-001]

(12) Properties where the owner can document a valid Development Permit for the use of Barbed Wire; and, [Ord. 2010-005] [Ord. 2011-001]

(13) The Zoning Director shall have the authority to allow the installation of barbed wire for any uses pursuant to Art. 4.B, ~~Supplementary Use Standards Use Classification~~, when the applicant demonstrates a need to comply with Federal, State or Local Government regulations. In support of the barbed wire installation, the Zoning Director may require the applicant to perform mitigation in order to address compatibility with adjacent properties or visibility from adjacent street right-of-way. [Ord. 2010-005] [Ord. 2011-001]

**Reason for Amendment:**

13. [Zoning] Include requirement for an agreement for Barbed Wire removal prior to building permit if the parcel changes the use to one not listed in this section of the Code.

(14) A removal agreement shall be executed to remove the Barbed Wire, prior to issuance of a Building Permit. This agreement shall require the removal of the Barbed Wire in the event the use changes to another use not allowed in the list above.

b) **Standards**  
(1) **Height**

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT E

ARTICLE 5 – SUPPLEMENTARY STANDARDS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

*The Barbed Wire shall not exceed 20 percent of the overall permitted height of the fence or wall or two feet whichever is less* [Partially relocated from Art. 5.B.1.A.2.c.2.)]

**(2) Height Exemption**

*Bona Fide Agriculture, Prisons, and other uses as authorized by the Zoning Director pursuant to provisions in Article 5.B.1.A.2.h.1.a)(6), shall be permitted to exceed the 20 percent provision. The calculation of the overall height of a fence or wall is inclusive of any Barbed Wire. [Ord. 2005-002] [Ord. 2010-005] [Ord. 2011-001] [Partially relocated from Art. 5.B.1.A.2.c.1.)]*

**2) Electrified Fences - Exceptions and Regulations**

**a) Allowable Uses for Electrified Fences**

Electrified fences shall only be allowed for the following uses: [Ord. 2013-018]

(1) Commercial uses, as follows: [Ord. 2013-018]

(a) Auction, Outdoor; [Ord. 2013-018]

~~(b) Auto Paint or Body Shop; [Ord. 2013-018]~~

~~(c) Building Supplies; [Ord. 2013-018]~~

(d) Contractor Storage Yard; [Ord. 2013-018]

(e) Flea Market, ~~Open Outdoor~~; [Ord. 2013-018]

(f) Landscape Service; [Ord. 2013-018]

(g) Laundry Services; [Ord. 2013-018]

~~(h) Marina;~~

~~(h)~~ Parking Lot, Commercial; [Ord. 2013-018]

(i) Repair and Maintenance, ~~General Heavy~~; [Ord. 2013-018]

~~(j)~~ Self-Service Storage ~~Limited Access~~; [Ord. 2013-018]

~~(l)~~ Self Service Storage Multi Access;

~~(k)~~ Towing Service and Storage; ~~and~~; [Ord. 2013-018]

~~(n)~~ Vehicle Sales and Rental, ~~Light~~; ~~and~~; [Ord. 2013-018]

~~(o)~~ Vehicle or Equipment Sales and Rental, ~~Heavy~~.

(2) ~~Institutional~~, Public and Civic uses, as follows: [Ord. 2013-018]

(3) Recreation uses, as follows: [Ord. 2013-018]

(a) Zoo; ~~and~~; [Ord. 2013-018]

~~(b) Marine Facility~~. [Ord. 2013-018]

(4) All uses listed as Agricultural Uses in ~~Table 4.A.3.A Art. 4.B.6.A, Agricultural Use Matrix~~. [Ord. 2013-018]

(5) All uses listed ~~as under the Utilities Use Classification & Excavation uses~~ in ~~Table 4.A.3.A Art. 4.B.7.A, Utilities Use Matrix~~ [Ord. 2013-018].

~~(6)~~ All uses listed under the Excavation Use Classification in Art. 4.B.10.A, Excavation Use Matrix.

~~(6)~~ All uses listed as Industrial Uses in Table 4.A.3.A, Use Matrix. [Ord. 2013-018]

[Renumber Accordingly]

Reason for amendments: [Zoning]	
14.	Relocate and consolidate standards for Outdoor Activities with Outdoor Storage and expand provisions to all uses with the exception of those that are clearly noted as being excluded either in the regulations contained in Art. 5, Supplementary Standards or in Art. 4, Use Regulations. This will be excluding industrial uses of an outdoor nature as specific provisions have been established for them.
15.	Delete 12 feet screening height provision that was applicable only to Outdoor Storage in industrial districts. The language was not limiting the height of the stored material but was limiting the height of the screening to 12 feet even when the stored material was higher. Proposed screening requirement applies to all sites except when the Outdoor Storage area is located in an Industrial Zoning District or FLU designation that has a common property line with an Industrial FLU designation or Zoning District parcel.
16.	Introduce height limitation of the storage material to be 15 feet for consistency with the PBC Fire Code provision 31.3.6.3.2.4 which is applicable to processed or unprocessed materials. Include provision that may require the pile height to be less than 15 feet as F.A.C 62-709.350, Specific Criteria for Registration of Facilities Composting Vegetative Wastes, Animal Byproducts or Manure or Blending Manure, indicates the maximum height of piles is 12 feet for facilities that store vegetative material.
17.	Avoid visibility of storage material by requesting equal screening and storage material height up to 15 feet.

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [Relocated to: ].

~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.

*Italicized* indicates text relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT E**

**ARTICLE 5 – SUPPLEMENTARY STANDARDS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)**

18.	Exempt from the screening requirements any industrial site that has the Outdoor Storage or Outdoor Activity areas next to another site with Industrial FLU designation or Zoning District and not visible from any street.
19.	Include provision that to minimize the visual impacts caused by Outdoor Activities in industrial sites when adjacent to residential, civic, commercial, recreation, or conservation by requiring a 25 foot wide Type III incompatibility buffer.
20.	Allow chipping, crushing, grinding, manufacturing or processing to be outdoor only when an industrial use is located in intense industrial districts such as General Industrial and IND/G pod of PIPD. Less intense Industrial Zoning Districts looking to have such outdoor activities are requested to be permitted through public hearing through Class A Conditional Use. This amendment limits the location of intense uses in close proximity of low intense uses.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47

**3. Outdoor Storage and Activities**

Outdoor storage of merchandise, inventory, equipment, refuse, or similar materials, and outdoor activities associated with a use operation in all ~~nonresidential zoning~~ districts shall be subject to the following standards, unless stated otherwise:

**a. General**

Outdoor Storage and Activities may only be allowed when incidental to the use located on the premises.

**b. Location**

Outdoor Storage and Activity areas shall not be located in any of the required setbacks. Bollards or other acceptable barricade to the Zoning Division shall be provided to delineate pile locations.

**c. Height**

Outdoor Storage material shall not exceed 15 feet in height or the height of the screening, whichever is less. The height could be less if required by the F.A.C 62-709, as amended.

**d. ~~Nonresidential Districts, Except Industrial Screening~~**

Outdoor ~~S~~storage and Activity areas shall be completely screened from ~~view~~ all property lines by landscaping, fences, walls, or buildings.

**de. Industrial FLU Designation, Zoning Districts or Uses**

~~1) Outdoor storage areas shall be completely screened from view from all streets and adjacent residential districts by landscaping, fences, walls, or buildings up to a height of 12 feet.~~

1) Outdoor Storage and Activity areas adjacent to parcels of land with Industrial FLU designation or use and not visible from any street shall be exempted from the screening requirements.

2) Outdoor Activity areas in industrial uses shall have a Type 3 incompatibility buffer along property lines adjacent to parcels with a Civic, Conservation, Commercial, Recreational or residential FLU designation, or use, or where visible from a public R-O-W. The incompatibility buffer shall be a minimum of 25 feet in width.

3) Outdoor Activities such as chipping, crushing, grinding, manufacturing or processing shall be restricted to uses in the IG Zoning District and Industrial General pod of PIPD unless approved as a Class A Conditional Use.

**ef. Exceptions**

The following uses or material are exempt from this Section:

- 1) Storage and sales of landscape plant material.
- 2) Temporary Storage storage of material used for road construction on a lot directly adjacent to the roadway under construction.
- ~~3) Uses which allow outdoor storage by definition or in another Section.~~

....

<b>Reason for amendments:</b> [Zoning]	
21.	Relocate the standards for antenna contained in Article 4.C, Commercial Communication Towers to Article 5.B, Accessory and Temporary uses. These provisions are for antennas attached to buildings or structures, therefore those standards are more appropriate in Article 5 than Article 4.
22.	Delete from the title the term "panel" as the regulations are for all antenna types attached to buildings or structures and not just for panel antennas. Panel antenna is just one of the different types of antennas.

**~~Section 712. Communication Panel Antennas, Commercial~~**

~~A transmitting and/or receiving device used for AM/FM radio, television, microwave, telephone, cellular, personal wireless services, and related forms of electronic communications. This excludes amateur radio antennas and satellite dish antennas. [Relocated from Art. 1.1.2.A.73, Antenna]~~

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text relocated. Source is noted in bolded brackets **[Relocated from: ]**. .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT E

ARTICLE 5 – SUPPLEMENTARY STANDARDS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11

- a. **Applicability**  
Unless an Eligible Facilities Request for Modification is approved pursuant to Art. 4.B.9.E, ~~these standards below shall apply to commercial communication panels and antennas mounted on roofs, or attached to buildings or legal billboards (collocations).~~ **[Ord. 2006-004]** **[Relocated from Art. 4.C.7, Communication Panel Antennas, Commercial]**
- Ab. **Permitted Districts Review Process**
  - 1) ~~Communication panels and antennas, excluding whip antennas not exceeding eight feet in height and six inches in diameter, may be permitted and shall be reviewed as follows: in Table 4.C.7.A. Panel Antenna Regulations.~~ **[Relocated from Art. 4.C.7.A, Permitted Districts]**

**Table 5.B.1.A- Panel Antenna Review Process**

<b>Zoning District or Use</b>				
<b>Zoning District or Use Structure Height</b>	<b>Single Family Residential</b>	<b>Multi-Family Residential</b>	<b>IG, IL, PO Zoning Districts</b>	<b>All Other Non-Residential Zoning Districts</b>
<del>Structures &lt; 25' or less in height</del>	<del>Not Permitted</del>	<del>Not Permitted</del>	<del>Building Permit Review</del>	<del>Not Permitted</del>
<del>Structures greater than 25' and to 45' or less in height</del>	<del>Development Review Officer</del>	<del>Development Review Officer</del>	<del>Building Permit Review</del>	<del>Development Review Officer</del>
<del>Structures greater than ≥45'</del>	<del>Class B Conditional use</del>	<del>Building Permit Review</del>	<del>Building Permit Review</del>	<del>Building Permit Review</del>

**[Relocated from Table 4.C.7.A - Panel Antenna Regulations]**

12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52

- ~~12) Applicability and Review Process Building Permit~~  
~~A building permit shall be required for the installation of all communication panels and antennas in addition to any other review process.~~ **[Relocated from Art. 4.C.7.A.1, Applicability and Review Process]**

**B. Communication Panel Antennas**

- 4c. **Architectural Compatibility**  
~~Demonstrate architectural compatibility (color and/or texture) with the structure on which it is located.~~ **[Relocated from Art. 4.C.7.B.1, Architectural Compatibility]**
- 2d. **Screening**  
~~If the panel antenna is attached to a pole support structure, the pole shall be concealed by an opaque screen.~~ **[Relocated from Art. 4.C.7.B.2, Screening]**
- 3e. **Size Limitations for Panel Antenna**  
~~Each communication panel shall not exceed a maximum height of eight feet; maximum depth of four feet; and maximum width of four feet.~~ **[Relocated from Art. 4.C.7.B.3, Size Limitations]**
- 4f. **Supplemental Application Requirements**  
~~In addition to the requirements indicated above, plans depicting cross sections or elevations of the panel attached to the structure shall be provided at the time of submittal of the application package.~~ **[Relocated from Art. 4.C.7.B.4, Supplemental Application Requirements]**
- Eg. **Setbacks**
  - 1-) **Accessory Structures**  
~~Unmanned roof mounted accessory structures shall meet a minimum 25-foot setback from the edge of the roof or comply with the architectural compatibility standards pursuant to Article 4.C.7.B.1-5.B.1.A.12.c, Architectural Compatibility.~~ **[Relocated from Art. 4.C.7.C.1, Accessory Structures]**
  - 2-) **Communication Panels and Antennas**  
~~There shall be no minimum setback required for panels or antennas.~~ **[Relocated from Art. 4.C.7.C.2, Communication Panel and Antennas]**
- Dh. **Whip Antennas**  
~~Whip antennas not exceeding eight feet in height and six inches in diameter shall be permitted in any zoning district. Whip antennas may be attached to residential structures, utility poles, etc. Whip antennas, unless attached to a residential structure, shall be installed at least 50 feet from any existing residential structure.~~ **[Relocated from Art. 4.C.7.D, Whip Antennas]**

**[Renumber Accordingly]**

(This space intentionally left blank)

**Notes:**  
Underlined indicates new text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text relocated. Source is noted in bolded brackets **[Relocated from: ]**. .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT E

ARTICLE 5 – SUPPLEMENTARY STANDARDS
SUMMARY OF AMENDMENTS
(Updated 12/14/16)

Reason for Amendment:

23. [Zoning] Use to be relocated to Art. 4.B.8.C.4, Seaplane Facility.

15. Seaplanes

a. Location

If the seaplane facility use is limited to the adjacent property owners who jointly own and maintain the aircraft facility, it may be located in a residential district and not be of a commercial nature, provided that the facility is not within 400 feet of a residential use. If the facility is a commercial venture, it shall not be located within 1,000 feet of a residential district. [Relocated to Art. 4.B.8.C.4.b, Separation Distance – Residential Zoning District]

b. Minimum Land Area

The minimum required land area for any type of seaplane operation shall be two acres. [Relocated to 4.B.8.C.4.c., Minimum Land Area]

c. Water Area

All seaplane operations shall comply with the following minimum standards for water landing area: [Relocated to Art. 4.B.8.C.4.d, Water Area]

Table 5.B.1.A – Seaplane Landing Area Standards

Table with 2 columns: Dimension (Length, Width, Depth) and Value (3,500 feet, 300 feet, 4 feet)

d. Airport Approach

No seaplane operation shall be considered unless the airport approach to the water landing area is at a slope of 40:1 or flatter for a distance of at least two miles from both ends of the water landing area and is clear of any building structure or portion thereof that extends through and above the airport approach plane. [Relocated to Art. 4.B.8.C.4.e, Airport Approach]

e. Setbacks

All buildings, structures, and aircraft parked on shore shall be located a minimum distance from all property lines of at least 50 feet. [Relocated to Art. 4.B.8.C.4.f, Setbacks]

f. Landing operations

All aircraft landings shall be performed under Visual Flying Rules (VFR) and shall not be conducted during the hours between sunset and sunrise. [Relocated to Art. 4.B.8.C.4.g, Landing Operations]

g. Parking

Shore facilities shall provide one automobile parking space for each 2,000 square feet of hangar or tie-down area, or one space per craft, whichever is greater. All shore facilities shall provide a minimum of five parking spaces. [Relocated to Art. 4.B.8.C.4.h, Parking]

Part. 2 New ULDC Art. 5.B.1.A, Accessory Uses and Structures, (page 32 of 100) is hereby established as follows:

Reason for amendments: [Zoning]

1. This amendment consolidates general applicability of mobile home under Accessory Uses and Structures in Article 5 in a table to differentiate between a Mobile Home Dwelling unit and mobile home structure.

CHAPTER B ACCESSORY AND TEMPORARY USES

Section 1 Supplementary Regulations

A. Accessory Uses and Structures

22. Mobile Home

The use of a mobile home shall be prohibited unless stated otherwise in Articles 4, Use Regulations and Article 5, Supplementary Standards.

(This space intentionally left blank)

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text relocated. Source is noted in bolded brackets [Relocated from: ]. .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT E

ARTICLE 5 – SUPPLEMENTARY STANDARDS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

Table 5.B.1.A – Mobile Home (1) Applicability

Dwelling Unit	Structure
MHPD or Existing Approved Mobile Home Park (2)	Accessory to Bona Fide Agriculture (2)
	Farm Workers Quarters (2)
	Caretaker Quarters (2)
	Watchman Trailer (3)
	While Constructing a SF Dwelling (3)
<b>[Ord. ]</b>	
<b>Notes:</b>	
1.	<i>Mobile Home shall not be used for storage or display.</i> [Partially relocated from old Art. 4.B.1.A.85, Mobile Home Dwelling]
2.	Supplementary use standards are indicated in Article 4, Use Regulations.
3.	Specific regulations are stated in Article 5, Supplementary Standards.

Reason for amendments: [Zoning]  
2. Relocate use from Article 4, Use Regulations and relocate standards under new Article 5.B.1.A.25, Air Curtain Incinerator, since the use shall only be allowed as accessory to a principal use.

**23. Air Curtain Incinerator**

*A combustion device used to burn trees and brush.* [Relocated from ULDC Supplemental 20, Art. 4.B.1.A.9, Air Curtain Incinerator]

**a. Standards**

**1) Exemptions**

*The following temporary air curtain incinerators are exempt from the requirements of this Section: Incinerators operating under written approval from the PBC Health Department in accordance with the PBC Open Burning Ord. 2005-020; and incinerators used for the emergency burning of storm generated debris by a local government. [Ord. 2006-004] [Relocated from ULDC Supplemental 20, Art. 4.B.1.A.9.a.1), Exemptions]*

**2) Storage**

*Except in the AP district, on site outdoor storage of unprocessed material shall be limited to 45 days. Pile height shall be limited to 15 feet. Outdoor storage shall be setback a minimum of 25 feet from any property line or 50 feet from any property line adjacent to a residential district or use. Storage areas shall be screened from view pursuant to Art. 5.B, Accessory and Temporary Uses. [Ord. 2006-004] [Relocated from ULDC Supplemental 20, Art. 4.B.1.A.9.a.2), Storage]*

**3) Hours of Operation**

*Hours of operation are limited to 8:00 a.m. to 5:00 p.m., Monday through Friday. The incinerator shall not be charged before 9:00 a.m. and shall be completely extinguished one hour before sunset. [Ord. 2006-004] [Relocated from ULDC Supplemental 20, Art. 4.B.1.A.9.a.3), Hours of Operation]*

**4) No Burn Days**

*The incinerator shall not operate on "no burn days" as designated by the PBC Fire-Rescue Department. [Ord. 2006-004] [Relocated from ULDC Supplemental 20, Art. 4.B.1.A.9.a.4), No Burn Days]*

**5) Setback**

*The incinerator shall be set back a minimum of 1,200 feet from any property line abutting a residential district or use. [Ord. 2006-004] [Relocated from ULDC Supplemental 20, Art. 4.B.1.A.9.a.5), Setback]*

**b. Supplemental Application Requirements**

**1) Site Plan**

*A site plan illustrating how the operation functions, circulation routes, square footage, height and location of buildings, incinerator and storage piles. [Relocated from ULDC Supplemental 20, Art. 4.B.1.A.9.b.1), Site Plan]*

**2) Waste**

*An explanation of the quantity of waste to be received expressed in cubic yards per day or tons per day. [Relocated from ULDC Supplemental 20, Art. 4.B.1.A.9.b.2), Waste]*

**3) Dust Control**

*A plan which addresses dust control in traffic, storage and processing areas. Dust control measures may include: additional setbacks, full or partial enclosure of air curtain incinerator and watering or enclosing storage piles. If facility with an air curtain incinerator also includes chipping, mulching or composting, adherence to the*

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [Relocated to: ]. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text relocated. Source is noted in bolded brackets [Relocated from: ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT E

ARTICLE 5 – SUPPLEMENTARY STANDARDS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

supplementary use standards applicable to such use shall also be required.  
[Relocated from ULDC Supplemental 20, Art. 4.B.1.A.9.b.3), Dust Control]

Reason for amendments: [Zoning]

3. Relocate standards under Article 5.B.1.A.22, Air Stripper. It is both an accessory use and structure which is permitted by right on a vacant lot. The DEP and the PBC Health Department regulates air strippers for onsite contaminants.

24. Air Stripper

A remedial system which treats contaminated groundwater. [Relocated from Art. 4.B.1.A.11, Air Stripper under Utility Uses]

a. Duration

The length of time a remedial system may remain on a site shall be determined by ERM. [Relocated from Art. 4.B.1.A.11.a, Duration, under Utility Uses]

b. Setback

If the applicant is unable to meet the property development regulations, in lieu of a variance, the Zoning Division shall be authorized to determine the location of the structure and set necessary conditions for landscaping and screening. [Relocated from Art. 4.B.1.A.11.b, Setback, under Utility Uses]

Reason for amendments: [Zoning]

4. Kennel, Type 1 (Private) is proposed to be split into two locations in the ULDC: Art. 5, Accessory and Temporary Structures and Art. 4 Residential Use Classifications.

- Kennel, Type 1, is being partially relocated from the current Residential Classification to Article 5.B, Accessory and Temporary Uses, where standards for sheds and other similar accessory structures are located. Non-commercial kennels in residential zoning districts will still be allowed, subject to standards.
- A new Kennel Use, Limited Pet Boarding, is being established in Article 4.B.5, Residential Use Classification. Supplementary standards will be added to mitigate potential adverse impacts in rural residential zoning districts. The use will also be added to Table 4.B.1.D, Corresponding Accessory Use to a Principal Use, in the Residential Use Classification. Limited Pet Boarding will be grouped with uses that are accessory in nature to Residential uses.

25. Kennels and Runs

Runs applicable to any Kennel use shall be subject to the following:

a. Fences

Safety fences around the outdoor runs shall not exceed six feet in height. [Partially relocated from Art. 4.B.1.A.73.a.3), Limitations of Use related to Kennel, Type 1 (Private)]

b. Hedge

If the safety fence is not opaque, a continuous solid opaque hedge, a minimum of four feet at installation, shall be provided around the outdoor run. [Partially relocated from Art. 4.B.1.A.73.a.3), Limitations of Use related to Kennel, Type 1 (Private)]

5. Clarify setbacks are not applicable to shelters used to house active duty guard dogs since the dogs are not permanently stationed in the structure 24 hours.

c. Setbacks

1) General

a) Enclosed structures or enclosed runs shall comply with the minimum setbacks applicable to the principal dwelling unit. [Ord. 2006-036] [Relocated from Art. 4.B.1.A.73.a.1) Setbacks related to Kennel, Type 1 (Private)]

b) Outdoor runs or non-enclosed structures shall not be located within 25 feet of any property line. [Ord. 2006-036] [Relocated from Art. 4.B.1.A.73.a.4) Limitations of Use related to Kennel, Type 1 (Private)]

2) Hobby Breeders

Outdoor runs or non-enclosed structures used by hobby breeders shall not be located within 50 feet of any property line adjacent to a residential district or 25 feet of any property line adjacent to a non-residential district. [Ord. 2006-036] [Relocated from Art. 4.B.1.A.73.a.3) Limitations of Use related to Kennel, Type 1 (Private)]

d. Guard Dog Shelter Exemption

Adequate shelter required by ACC for any guard dog registered in accordance with ACC Ord. 98-022 may be allowed in any zoning district. A shelter for a permanent on-site guard dog, associated with guard duty, shall be exempt from the setback requirements of

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text relocated. Source is noted in bolded brackets [Relocated from: ]. .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT E

ARTICLE 5 – SUPPLEMENTARY STANDARDS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

1 *this section when adjacent to non-residential zoning districts or uses.* [Ord. 2008-036]  
2 [Relocated from Art. 4.B.1.A.73.b.3) Limitations of Use related to Kennel, Type 1  
3 (Private)]  
4  
5

6 Part 3. ULDC Art. 5.B.1.B, Temporary Structures (page 32 of 100), is hereby amended as follows:  
7

<b>Reason for Amendment:</b>
1. [Zoning] Article 4, Use Regulations includes a specific use classification of uses of Temporary nature. This amendment deletes any reference to temporary uses to avoid confusion with the new use classification. The provisions in this Section of the Code pertain to structures of temporary nature more than uses.

8 CHAPTER B ACCESSORY ~~AND TEMPORARY~~ USES AND STRUCTURES

9 Section 1 Supplementary Regulations

10 B. Temporary Structures

11 1. Emergency or Temporary Government Structures and Uses

12 This Section is intended to allow the placement or construction of temporary government  
13 uses, facilities, and infrastructure improvements that address an immediate public need and  
14 ensure health, safety and welfare concerns. Typical uses include, but are not limited to, fire  
15 stations, hurricane shelters, or utility facilities. [Ord. 2011-001]

16 a. Review and Approval Process

17 1) Emergency Uses or Structures

18 The Executive Director of PZB may authorize the issuance of a building permit for a  
19 temporary structure upon determination that a public emergency, pending natural  
20 disaster, or actual natural disaster, exists. [Ord. 2011-001]

21 2) Temporary ~~Uses or~~ Structures

22 (a) DRO Pre-Application Conference or BCC Direction

23 The Zoning Director may require a pre-application conference with the DRO in  
24 order to seek input from the various County Agencies on the temporary ~~use of~~  
25 structure, or may seek direction from the BCC. The Zoning Director shall  
26 consider documentation from the applicant and any other input from County  
27 Agencies before issuance of a Special Permit. [Ord. 2011-001] [Ord. 2011-016]

28 b) Special Permit

29 A Special Permit approval of the temporary ~~use of~~ structure pursuant to Article  
30 2.D.2. Special Permit, must be obtained prior to the issuance of a building permit.  
31 [Ord. 2011-001]

32 (c) Duration

33 The Special Permit shall be valid for up to a period of six months from date of  
34 issuance, with one three month extension by the Zoning Director. The BCC may  
35 extend the timeframe through an Administrative Inquiry by the Zoning Director.  
36 [Ord. 2011-001]

37 ....  
38 3. Temporary Structures and Uses During Development Activity  
39 ....  
40

<b>Reason for amendments:</b> [Zoning]
2. Relocate existing Mobile Home Dwelling standard in Article 4 related to temporary mobile home used during the construction of Single Family dwelling to consolidate with duplicated provisions in Article 5, Temporary Structures.

41 d. Mobile Home While Constructing a SFD Single Family Dwelling

42 1) ~~Temporary Dwelling During Home Construction Definition~~

43 A mobile home used as a temporary residence during the construction of a Single  
44 Family structure.  
45  
46

47 (This space intentionally left blank)

Notes:

Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].  
~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text relocated. Source is noted in bolded brackets [Relocated from: ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT E

ARTICLE 5 – SUPPLEMENTARY STANDARDS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

1

3.	Clarify that temporary mobile home is permitted only when associated with the construction of Single Family that is located in the AR/RSA Zoning District.
4.	Expand requirements for mobile home to be connected to potable water well as the structure will be temporarily used as residence. This is an existing requisite by the Health Department applicable to temporary habitable structures.
5.	As a result of relocation of temporary mobile home language in Article 5.B.1.B, Temporary Structures, this amendment consolidates duplicated standards related to Removal Agreement and Time Limitations on Mobile Home Approval located in Article 4 and Article 5. It also clarifies that a removal agreement is needed at the time of building permit for the mobile home.

2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39

**2) Zoning District – AR (RSA)**

~~is A temporary mobile home may be allowed only in the AR Zoning District of the - Rural Service Area (RSA). District, placement of a mobile home dwelling shall be permitted on a temporary basis subject to the following standards:~~

**a3) Agency Approval**

Sanitary sewage facilities and potable water well shall be approved by all governmental agencies having appropriate jurisdiction, permits, and inspections for the installation which must be obtained from the PZB Department and Health Department;

**b4) Building Permit**

a) A valid building permit for a ~~s~~Single ~~f~~Family dwelling unit on the land shall have been ~~approved~~ issued by the Building ~~Director~~ Division ~~prior or concurrent to issuance of the tie down permit for the mobile home;~~

b) ~~The approval for the mobile home shall be valid for two years or up to 30 days after the issuance of the Certificate of Occupancy for the Single Family dwelling, whichever occurs first. A removal agreement shall be notarized and executed between the Building Division and property owner and recorded on the property in the official records of the PBC Clerk prior to issuance of any building permit. No time extensions shall be granted. No more than one MH approval shall be granted per Property Control Number. [Ord. 2007-001] [Relocated from Art. 4.B.1.A.85.d.2.a), Limitations of MH Approval]~~

**c) Removal Agreement**

~~Execution of a notarized Mobile Home Removal Agreement, which establishes that the mobile home shall be removed within 30 days after the final CO or at the end of the maximum two-year timeframe. Additionally, the building permit shall be stamped with the requirement to remove the mobile home within 30 days after the final CO is issued. [Ord. 2008-003]~~

**25) Additions**

No additions shall be ~~permitted~~ allowed to the mobile home, except awnings and demountable screen panels, stairs, decks and trellises.

**36) Proof of Ownership**

A current recorded warranty deed for the subject property shall be submitted.

....

**Part 4. ULDC Art. 5.B.1.C, Flex Space (page 33 of 92), is hereby amended as follows:**

<b>Reason for amendments:</b> [Zoning]
1. The consolidated Use Matrix does no longer reference the Requested Uses. Requested Use was a Public Hearing process that is subject to the approval by the Board of County Commissioners (BCC), and is specifically applicable to the Planned Development Districts (PDDs) and Traditional Development Districts (TDDs). Whereas the Class A Conditional Use is an identical process that was established just for the Standard Zoning Districts. The proposed is to eliminate the Requested Use process and consolidate the approval process under the Conditional Use process, regardless whether the application is in a PDD, TDD or a Standard District.

**CHAPTER B ACCESSORY AND TEMPORARY USES**

**Section 1 Supplementary Regulations**

**C. Flex Space**

A type of use that allows a flexible amount of retail, office and industrial space in one structure located on parcels with an Industrial (IND), Economic Development Center (EDC), or Commercial

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. ~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text relocated. Source is noted in bolded brackets **[Relocated from: ]**. .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT E

ARTICLE 5 – SUPPLEMENTARY STANDARDS
SUMMARY OF AMENDMENTS
(Updated 12/14/16)

- High (CH) Future Land Use Designation (FLU), that are directly related to the principal use. [Ord. 2010-005]
1. Review Process
Applications for flex space shall be reviewed pursuant to Article 2, Development Review Process, in addition to one of the following options: [Ord. 2010-005]
a. Option I – Uses requiring BCC approval shall be subject to the applicable review process pursuant to Article 2.B.2, Conditional Uses, Requested-Uses and Development Order Amendments. The applicant shall identify the portion of the building designated for flex space on the site plan. All other uses subject to an administrative review process shall be permitted in the BCC approved building. [Ord. 2010-005]
b. Option II – Uses requiring DRO approval shall be subject to the review process pursuant to Article 2.D.1 Development Review Officer. The applicant shall identify the portion of the building designated for flex space on the site plan. All other uses subject to the Building Permit review process shall be permitted in the DRO approved building. [Ord. 2010-005]
c. Option III – Uses subject to the Building Permit review process may occupy a bay or the entire building as long as they comply with the applicable Supplementary Use Standards and additional ULDC requirements (parking, signage, etc.). The applicant shall identify the portion of the building designated for flex space on the site plan. The applicant has the option of applying flex space provisions to a specific bay in the building or having the entire building (single use tenant) dedicated to flex space. The applicant shall submit the Building approved site plan to the Zoning Division for informational purposes indicating the area designated as flex space and demonstrating that the overall site is in compliance with the applicable ULDC regulations. [Ord. 2010-005]

Reason for amendments: [Zoning]
2. Relocate commercial and industrial uses that are allowed as Flex Space component currently listed in Article 4.B, Supplementary Use Standards to be consolidated in Article 5.B.1.C, where Flex Space regulations already exist.
3. Delete from the list of flex space uses Butcher Shop which was deleted from Art. 4, Use Regulations as it meets the definition of Wholesaling use and Printing and Copying Services that has been consolidated with Retail Sales.
4. Remove Catering Services, Data and Information Processing, Research and Development, and Medical or Dental Laboratory from the list of uses allowed to be flex space. Those uses shown in the Use Matrix to be allowed in zoning districts consistent with Commercial High (CH) FLU designation.
5. Clarify the approval process applicable to uses intended to be utilized as flex space in FLU designations where the use is not permitted as noted in the Use Matrix. Industrial Uses allowed to be in CH FLU designation as flex space can be up to 75% of the building area, reason why they are proposed to be subject to Class A Conditional Use approval. In IND FLU designation only Retail Sales is allowed to occupy a maximum of 30% of the building area, reason why the approval is DRO.

- 2. Development Standards
a. CH – FLU
Flex Space located on parcels with a CH FLU shall be permitted to have the following mix of uses: a minimum of 50% industrial, not to exceed 75%; with the balance consisting of office or retail. [Ord. 2010-005]
b. IND – OR EDC FLU
Flex Space located on parcels with an IND FLU shall be permitted to have the following mix of uses: a maximum of 30% office-or retail, with the balance consisting of industrial. [Ord. 2010-005]

....
3. Uses Allowed
The uses indicated in the table below, may utilize Flex Space provisions pursuant to the applicable approval process indicated in Review Process above. [Partially relocated from Art. 4.B.1.A.46, Contractor Storage Yard/68, Manufacturing and Processing/92, Retail Sales/108, Warehouse/ 111, Wholesaling]

(This space intentionally left blank)

Notes:
Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ]. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text relocated. Source is noted in bolded brackets [Relocated from: ].
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT E

ARTICLE 5 – SUPPLEMENTARY STANDARDS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

Table 5.B.1.C - Uses Allowed as Flex Space Component

Commercial Use	Industrial Uses
Retail Sales (1)	Contractor Storage Yard (2) Manufacturing and Processing (2) Warehouse (2) Wholesaling (2)
(1) Flex space use to be allowed in IND or EDC FLU designation subject to DRO Approval.	
(2) Flex space use to be allowed in CH FLU designation subject to Class A Conditional use approval.	

Part 5. ULDC Art. 5.C.1.B.1. General, [Related to Architectural Guidelines] (page 37-38 of 100), is hereby amended:

**Reason for amendments:** [Zoning]  
1. Provide link to relocated Use Matrices, due to relocation of Infill Redevelopment Overlay (IRO) Use Schedule to new consolidated Use Matrices in Article 4, Use Regulations, where all zoning district or specific Overlay use standards are grouped by classification.

CHAPTER C DESIGN STANDARDS

Section 1 Architectural Guidelines

B. Threshold

This Chapter shall apply to the following projects, buildings and related signs:

1. General

....

b. All nonresidential projects or buildings requiring approval by the DRO in accordance with ~~Table 4.A.3.A, Use Matrix~~ **the use matrices in Art. 4, Use Regulations**, and Table 3.D.1.A, Property Development Regulations, or those exceeding the thresholds in Table 4.A.3.A, Thresholds for Projects Requiring DRO Approval; **[Ord. 2006-036]**

....

e. The following uses, regardless of building size: **[Ord. 2006-036]**  
~~1) Automotive paint or body shop; [Ord. 2006-036]~~  
~~2) Heavy or Light Repair and Maintenance, general; [Ord. 2006-036] [Ord. 2012-027]~~  
~~3) Retail Sales, for automotive parts and accessories ; and [Ord. 2006-036] [Ord. 2012-027]~~  
~~4) Type 1 restaurants with drive through requesting location criteria exception pursuant to Art.4.B.1.A.109, Restaurant, Type 1; and, [Ord. 2012-027]~~

**Reason for amendments:** [Zoning]  
2. Consolidate requirement of design and compatibility for Type 3 CLF with the list of uses subject to design standard in Article 5.C.1, Architectural Guidelines.

~~4) Type 3 CLF. [Relocated from Art. 4.B.1.A.34.e, Design and Compatibility - Related to CLF]~~

....

(This space intentionally left blank)

Notes:

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. ~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. *Italicized* indicates text relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
 .... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT E

ARTICLE 5 – SUPPLEMENTARY STANDARDS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

1  
2 Part 6. ULDC Art.5.C.1.E, Architectural Guidelines (page 38 of 100), is hereby amended as  
3 follows:  
4

<b>Reason for Amendment:</b>
1. [Zoning] The consolidated Use Matrix does no longer reference the Requested Uses. Requested Use was a Public Hearing process that is subject to the approval by the Board of County Commissioners (BCC), and is specifically applicable to the Planned Development Districts (PDDs) and Traditional Development Districts (TDDs). Whereas the Class A Conditional Use is an identical process that was established just for the Standard Zoning Districts. The proposed is to eliminate the Requested Use process and consolidate the approval process under the Conditional Use process, regardless whether the application is in a PDD, TDD or a Standard District.

5 CHAPTER C DESIGN STANDARDS

6 Section 1 Architectural Guidelines

7 E. Review Process

8 PZB shall review all applicable buildings for compliance with this Chapter during the building  
9 permit or zoning review process, and provide a written determination of compliance with the  
10 requirements of this Chapter. An application submitted for any type of review process listed  
11 below may apply for Unique Structure designation or Type II Variance, pursuant to Article 2.B.2,  
12 Conditional Uses, ~~Requested Uses~~, Development Order Amendments and Unique Structures:  
13 [Ord. 2009-040]  
14  
15

16 Part 7. ULDC Art. 5.E.4.E.2.e.11) Nuisances (page 57 of 100), is hereby amended as follows:  
17

<b>Reason for Amendment:</b>
1. [Zoning] Rename use for consistency with revisions to Art. 4, Use Regulations.

18 CHAPTER E PERFORMANCE STANDARDS

19 Section 4 Nuisances

20 E. Outdoor Lighting

21 2. Applicability

22 e. Deviations

23 11) Lighting for ~~Commercial~~ ~~e~~Communication ~~t~~Towers under Art. ~~4.C.4.Q.2~~ ~~4.B.9.B.10~~ of  
24 the ULDC; and [Ord. 2005-041]  
25  
26  
27

28 Part 8. New ULDC Art. 5.E.5, Hours of Operation (page 57 of 100), is hereby established:  
29

<b>Reason for amendments:</b> [Zoning]
1. Establish new subsection E under Performance Standards in Article 5 for Hours of Operation by consolidating all related provisions contained in Article 3 and some portions of Article 4 of the ULDC. Existing regulations are applicable to Commercial and Public and Civic uses and Commercial pod of PUD as well as Mixed Use Planned Development (MXPDP) where business operations are restricted to be between 6:00 a.m. to 11:00 a.m. In addition, the Glades Area Overlay (GAO) has hours of operation regulations for non-residential uses that will be consolidated too. This amendment clarifies hours of operation limitations by indicating applicability to every nonresidential use classification within 250' of Residential FLU designation or use. The distance from Residential is proposed to be 250' to minimize creation of nonconformities in existing Commercial Pod of PUD or MXPDP sites where currently the distance is 300'. Hours of operation are proposed as follows: <ul style="list-style-type: none"><li>• Industrial uses restricted to operate on Sundays from 7:00 a.m. to 7:00 p.m. or 10:00 p.m. pending if the use includes indoor or outdoor activities. The limitation in Industrial uses is more restrictive than other uses as industrial uses are expected to be more intense in traffic and stocking activities;</li><li>• Commercial, and Institutional, Public and Civic uses continue limited to operate between 6:00 a.m. to 11:00 p.m. which is proposed to be applicable now to Recreation, Temporary and Transportation uses as that time period is typical industry practice to operate business.</li><li>• Utility uses and Commercial Communication Towers to be subject to the same hours of operation applicable to industrial uses with outdoor activities, 7:00 a.m. to 7:00 p.m. Monday through</li></ul>

Notes:

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT E**

**ARTICLE 5 – SUPPLEMENTARY STANDARDS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)**

	<p>Saturday, as these uses are typically of outdoor nature. Specific exemptions are proposed to allow these uses to operate outside of the specific hours in case of emergency. When particular hours of operation apply to any use outside of the consolidated table, such regulations are noted in other sections of the Code.</p>
2.	<p>Clarify that Neighborhood General (NG), Neighborhood Commercial (NC) and Urban General (UG) Sub-areas of the WCRAO and UC, UI, MXPD, LCC, and TMD Zoning Districts may be subject to specific provisions for the purpose of hours of operation:</p> <ul style="list-style-type: none"> <li>• Sites are not to be considered residential zoning districts by adjacent nonresidential uses if existing residential uses are not on the site;</li> <li>• Sites in these zoning districts or subareas with an existing residential use shall be considered residential. Consequently, hours of operation applicable when located within 250’ from residential shall apply until the residential dwelling is not longer in use. This amendment is done to continue protection of residential uses that remain in the mixed use development subareas or zoning districts noted above.</li> </ul>
3.	<p>Clarify that variance applications for hours of operation applicable to excavations are not allowed. Hours of operation provisions reside in Art. 4 too and per Art. 2.A.1.D.1.b, Zoning Commission variances are not allowed for provisions in Art. 4.</p>

**CHAPTER E PERFORMANCE STANDARDS**

**Section 5 Hours of Operation**

Hours of operation relate to the time during which the use is open to the public for business. For uses not open to the public, hours of operation shall be the time in which the use has employees working.

**A. Proximity to Residential**

Any non-residential use shall be subject to the hours of operations indicated in Table 5.E, Hours of Operation, when ~~adjacent~~ located within 250 feet of a ~~to~~ Residential FLU designation, ~~Zoning District~~ or use, unless stated otherwise. ~~No stocking or deliveries outside of the permitted time when located within 250 feet of residential.~~ Mixed uses located in the following Zoning Districts shall not be considered residential uses for the purposes of hours of operation: Neighborhood General (NG), Neighborhood Commercial (NC) and Urban General (UG) Sub-areas of the WCRAO and UC, UI, MXPD, LCC, and TMD.

**Table 5.E - Hours of Operation**

Nonresidential Use Classification	Hours (1)
Commercial	6:00 a.m. to 11:00 p.m.
Recreation	6:00 a.m. to 11:00 p.m.
Institutional, Public and Civic	6:00 a.m. to 11:00 p.m.
Industrial with outdoor activities	7:00 a.m. to 7:00 p.m. (Monday – Saturday)
Industrial without outdoor activities	6:00 a.m. to 11:00 p.m. (Monday – Saturday)
Transportation	7:00 a.m. to 11:00 p.m.
Temporary	6:00 a.m. to 11:00 p.m.
Accessory Nonresidential Uses to Residential Uses	7:00 a.m. to 7:00 p.m.
<b>[Ord.]</b>	
<b>Notes:</b>	
1	Stocking activities or deliveries outside of the permitted hours of operation are prohibited for nonresidential uses located within 250 feet of residential.

**AB. Measurement**

Measurement shall be taken by drawing a straight line from the closest point on the perimeter of the residential district to the closest point on the perimeter of the exterior wall, structure, or bay, housing the non-residential use. [Ord. 2009-040] [Partially relocated from Art. 3.D.3.A.2.a, Hours of Operation – Related to All Commercial, Public and Civic Uses under District Specific Regulations]

**C. Noise**

If hours of operation conflict with the noise regulation hours contained in Art. 5.E.4.B, restrictions for noise regulations shall prevail.

**D. Existing Uses**

Uses existing prior to this amendment may comply with the requirements existing at the time the use was established, unless modified by a subsequent Development Order. [Ord. 2009-040] [Relocated from Art. 3.D.3.A.2.a.1), Existing Uses - Related to Hours of Operation applicable to all Commercial, Public and Civic Uses under District Specific Regulations]

**E. Exemptions**

Uses owned or operated by a governmental entity that provide essential services for the public, as determined by the Zoning Director, shall be exempt from these standards. [Ord. 2009-040]

**Notes:**

Underlined indicates new text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**. Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. Italicized indicates text relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
.... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT E**

**ARTICLE 5 – SUPPLEMENTARY STANDARDS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)**

1 [Relocated from Art. 3.D.3.A.2.a.2), Exemptions - Related to Hours of Operation applicable  
2 to all Commercial, Public and Civic Uses under District Specific Regulations]

3  
4 **Part 9. ULDC Art.5.F.1.F, Maintenance and Use Documents (page 62 of 100), is hereby**  
5 **amended as follows:**  
6

<b>Reason for amendments:</b> [Zoning]
1. Delete reference to Requested Use as the process has been consolidated in Conditional Use only.

7 **CHAPTER F LEGAL DOCUMENTS**

8 **Section 1 Maintenance and Use Documents**

- 9 **F. Content Requirement for Documents**  
10 **1. Property Owner's Association (POA) Documents**  
11 **a. Declaration of Covenants and Restrictions**  
12 **1) Legal Description**

13 **a) For Master Property Owner's Associations**  
14 Where applicable, all property included within the Master Plan for a Development  
15 Order, regardless of how many phases, shall be subjected to the terms of the  
16 declaration at the time the first plat of the development is recorded. Property shall  
17 not be withdrawn from the terms of the declaration unless it is also withdrawn  
18 from the Master Plan. This shall also apply to any affected portion of an AGE  
19 Allocation Plan with a Development Order for a Rezoning, Conditional ~~or~~  
20 ~~Requested~~ Use, or related Development Order Amendment subject to the  
21 requirements of the AGEO. [Ord. 2010-022]  
22  
23

24 **Part 10. ULDC Art.5.G.1.E, Workforce Housing Program (WHP) (page 77, 89 of 100), is hereby**  
25 **amended as follows:**  
26

<b>Reason for amendments:</b> [Zoning]
1. Delete reference to Requested Use as the process has been consolidated in Conditional Use only.

27  
28 **CHAPTER G DENSITY BONUS PROGRAMS**

29 **Section 1 Workforce Housing Program (WHP)**

30 **E. WHP Incentives**  
31 All projects with 10 or more residential units shall be eligible for WHP Incentives. [Ord. 2006-  
32 055]  
33

34 **1. Density Bonus**

**Table 5.G.1.D - Review Process**

Density Bonus	DRO Approval	Class A Conditional Use	<del>Requested Use</del> Class B Conditional Use
Standard District > 30% - 50%	X		
Standard District > 50% - 100%		X	
PDD or TDD > 30% - 100%		<del>X</del>	X

[Ord. 2006-055]

35  
36 ....  
37 **K. TDR: Receiving Area Procedure**  
38 **3. Review Process**

39 c. The transfer of any density to a planned development is reviewed as a Conditional  
40 ~~requested u~~Use and shall be subject to the provisions of Art. 3.E, Planned Development  
41 Districts (PDDs). A general application by a property owner for receiving area status and  
42 a density bonus shall be accepted for review and processing pursuant to Art. 2,  
43 Development Review Process. [Ord. 2005-002] [Ord. 2010-005]  
44

(This space intentionally left blank)

---

**Notes:**  
Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT E

ARTICLE 5 – SUPPLEMENTARY STANDARDS  
SUMMARY OF AMENDMENTS  
(Updated 12/14/16)

1 Part 11. ULDC Art. 5.H.2.B Applicability and Standards (page 91 of 100), is hereby amended  
2 as follows:  
3

<b>Reason for Amendment:</b>
1. [Zoning] Rename uses for consistency with revisions to Art. 4, Use Regulations.

4 CHAPTER H MASS TRANSIT STANDARDS

5 Section 2 Applicability and Standards

6 B. Thresholds and Standards

7 For the purposes of this Chapter, non-residential development shall be defined as all commercial,  
8 civic/public, recreation and industrial uses that are open to the public. Unmanned or minimal  
9 commuter generating facilities, such as ~~e~~Commercial ~~e~~Communication ~~t~~Towers or ~~e~~Electric  
10 ~~t~~Transmission ~~facility~~ Substation, or as determined by Palm Tran shall be excluded from this  
11 definition. Where applicable, the requirements of this Chapter shall be approved by Palm Tran  
12 and shown on all Preliminary Development Plans, Preliminary Subdivision Plans, Preliminary Site  
13 Plans, Final Master Plans, Final Subdivision Plans and Final Site Plans, prior to DRO certification  
14 or approval. Palm Tran Transit Design Manual provides an understanding of transit operating  
15 criteria and, access requirements ([www.pbcgov.com/palmtran/library](http://www.pbcgov.com/palmtran/library)). Section 810 of the ADA  
16 and ABA Accessibility Guidelines provides curbside ADA requirements for Transportation  
17 Facilities ([www.access-board.gov/ada-aba/final.htm](http://www.access-board.gov/ada-aba/final.htm)). FDOT Transit Facilities Guidelines  
18 provides more detail requirements for the location transit infrastructure  
19 ([www.dot.state.fl.us/transit/Pages/TRANSIT%20Facilities%20GUIDELINES.PDF](http://www.dot.state.fl.us/transit/Pages/TRANSIT%20Facilities%20GUIDELINES.PDF)). **[Ord. 2008-**  
20 **003]**  
21

U:\Zoning\CODEREV\2016\BCC Hearings\URP\1 - RPA\5 Exh. E - Art. 5 Supplementary Standards.docx

---

**Notes:**  
Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.  
~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
*Italicized* indicates text relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT F**  
**ARTICLE 6, PARKING**  
**SUMMARY OF AMENDMENTS**  
*(Updated 11/23/16)*

1 **Part 1. ULDC Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements - (page 4-**  
 2 **11 of 39), is hereby amended as follows:**  
 3

<b>Reason for amendments: [Zoning]</b>	
1.	Update use name Accessory Dwelling for Accessory Quarters and Security and Caretakers Quarters for Caretaker Quarters as proposed in the Residential Use Classification.
2.	Add Prison, Jail or Correctional Facility to the list of Institutional, Public and Civic parking and loading requirements as the use was split from Government Services. The parking provisions are the same as those under Government Service use. Homeless Resource Center use and related references are deleted to be discussed at a later time.
	Indicate Public and Charter schools parking provisions as contained in the 2014 State Requirements for Education Facilities pertaining to staff, faculty and students. This amendment clarifies parking requirements by avoiding cross reference with other documents. Number of parking spaces required for visitors is proposed to be consistent with Private School.
3.	Update use name Arena, Auditorium or Stadium for Arena or Stadium or Amphitheater and Gun Club Enclose for Indoor Shooting Range as proposed in the Recreation Use Classification.
4.	Delete Ferrier use from the parking provision to reflect deletion of the use under the Agricultural Use Classification.
5.	Update use name Electric Power Facility for Electric Power Plant and Sanitary Landfill or Incinerator for Landfill or Incinerator as proposed in the Utility Use Classification.
6.	Delete Asphalt or Concrete use from the parking provision to reflect deletion of the use under the Industrial Use Classification.
7.	Update use name Industrial Research Laboratory for Research and Development and Motion Picture Production Studio for Multi-Media Production as proposed in the Industrial Use Classification.
8.	Add Distribution Facility to the list of Industrial parking and loading requirements as the use was split from Transportation Facility. The parking provisions are the same as those under Transportation Facility use.
9.	Update use name Helipad for Heliport and as proposed in the Transportation Use Classification.
10.	Update use name Water or Treatment Plant for Water or Wastewater Treatment Plant as proposed in the Utility Use Classification.

4 **CHAPTER A PARKING**

5 **Section 1 General**

6 **A. Purpose and Intent**

7 **....**  
 8 **4. Deviations for the PO Zoning District**  
 9 **....**

**Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements**

<b>Use Type: Residential</b>	<b>Parking</b>	<b>Loading (1)</b>
<b>....</b>		
Multi-family	1 space per efficiency unit; 2 spaces per unit (one bedroom or more); plus 1 guest parking space per 4 units with common parking areas.	N/A
Accessory <del>dwelling</del> Quarters	1 space per unit	N/A
<b>....</b>		
<del>Grooms</del> Quarters <b>[Relocated from Agricultural]</b>	<i>1 space per unit</i>	<i>N/A</i>
<b>....</b>		
Kennel, Type <del>I-1</del> (Private)	1 space per 500 sq. ft. of cage or kennel area.	N/A
<del>Nursing or convalescent facility</del> <b>[Relocated to Institutional, Public and Civic]</b>	<i>1 space per 3 beds; plus 1 space per 200 sq. ft. of office space</i>	<i>D</i>
<del>Security or e</del> Caretaker <del>q</del> Quarters	1 space per unit	N/A
<b>[Ord. 2009-040] [Ord. 2011-016] [Ord. 2012-027] [Ord. 2013-021]</b>		

10  
11

<b>Reason for amendments: [Zoning]</b>	
11.	Revise Minimum Off-Street Parking and Loading table to remove uses that have been deleted in Article 4, related to Commercial Uses.
12.	Establish parking and loading regulations for Microbrewery. The production and packaging of alcohol will be similar to the Manufacturing and Processing use in the Industrial Use Classification. Accessory Tap Room will be similar to Cocktail Lounge.

**Notes:**

- Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.
- ~~Stricken~~ indicates text to be **deleted**.
- Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.
- ....** A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT F**  
**ARTICLE 6, PARKING**  
**SUMMARY OF AMENDMENTS**  
*(Updated 11/23/16)*

1

<b>Reason for amendments:</b> [Zoning]	
13.	Add loading provisions for Laundry Services as the use may include loading activities when serving the hospitality industry.
14.	Establish parking and loading regulations for Rooming and Boarding House, as the use was split from Hotel or Motel to make it more consistent with its residential Single Family dwelling character.
15.	Consolidate existing Supplementary Use Standards for Self Service Storage loading requirements with Art. 6, Parking and Loading Standards, for ease of use.
16.	Add parking provisions for Single Room Occupancy (SRO) as the use was removed from Hotel or Motel. The parking provisions are similar to the requirements included in Hotel or Motel use.
17.	Establish parking and loading regulations for Unmanned Retail Structure as a sub-category of Retail Sales, ensuring clarity for staff and applicants that one of the spaces must be ADA compliant when the structure is freestanding.
18.	Amend Minimum Off-Street Parking and Loading Requirements table in Article 6, Parking, to reflect updated use names in Article 4, Use Regulations. The change also removed Communication Cell Site on Wheels (COWs) from the parking for the Towers table as this use is addressed under Temporary Uses.

2

**Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements**

Use Type: Commercial	Parking	Loading (1)
....		
<del>Auto-paint or body shop</del>	<del>1 space per 200 sq. ft.</del>	<del>E</del>
....		
<del>Broadcast studio</del>	<del>1 space per 1,000 sq. ft.</del>	<del>N/A</del>
<del>Building supplies</del>	<del>1 space per 200 sq. ft.</del>	<del>B</del>
<del>Butcher shop, wholesale</del>	<del>1 space per 1,000 sq. ft.</del>	<del>A</del>
....		
<del>Convenience store, w/ or w/o gas</del>	<del>1 space per 200 sq. ft.</del>	<del>C</del>
<del>Contractor storage yard</del> <b>[Relocated to Industrial Uses]</b>	<del>1 space per 500 sq. ft.; plus 1 space per 5,000 sq. ft. of outdoor storage area</del>	<del>A</del>
<del>Day labor employment service</del>	<del>1 space per 250 sq. ft.</del>	<del>C</del>
....		
<del>Green Market</del>		
<del>Temporary</del> <b>[Relocated to Table 6.A.1.B, Temporary Uses]</b>	<del>N/A</del>	<del>N/A</del>
....		
<del>Kiosk</del>	<del>N/A</del>	<del>N/A</del>
....		
Laundry services	1 space per 200 sq. ft.	<del>N/A</del> <u>C</u>
<del>Marina</del> <b>[Relocated from Marine Facility under Recreation]</b>	<del>1 space per 250 sq. ft.; plus 1 space per wet slip; plus one space per 3 dry slips</del>	<del>A</del>
<del>Microbrewery</del>	<del>1 space per 3 seats</del>	<del>C</del>
<del>Monument sales, retail</del>	<del>1 space per 500 sq. ft.; plus 1 space per 2,500 sq. ft. of outdoor storage area</del>	<del>E</del>
....		
<b>[Ord. 2009-040] [Ord. 2011-016] [Ord. 2012-027] [Ord. 2013-021]</b>		
<b>Loading Key:</b>		
Standard "A" One space for the first 5,000 square feet of GFA, plus one for each additional 30,000 square feet of GFA.		
Standard "B" One space for the first 10,000 square feet of GFA, plus one for each additional 15,000 square feet of GFA.		
Standard "C" One space for the first 10,000 square feet of GFA, plus one for each additional 100,000 square feet of GFA.		
Standard "D" One space for each 50 beds for all facilities containing 20 or more beds.		
Standard "E" One space for the first 10,000 square feet of GFA, plus one for each additional 20,000 square feet of GFA		
The space shall be a minimum of 12 feet in width and 18.5 feet in length for uses that require limited loading.		

3

4

(This space intentionally left blank)

**Notes:**

- Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.
- ~~Stricken~~ indicates text to be **deleted**.
- Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.
- .... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT F**  
**ARTICLE 6, PARKING**  
**SUMMARY OF AMENDMENTS**  
(Updated 11/23/16)

1

**Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements**

Use Type: Commercial	Parking	Loading (1)
....		
<del>Printing and copying services</del>	<del>1 space per 250 sq. ft.</del>	<del>B</del>
<del>Retail sales, auto parts</del>	<del>1 space per 200 sq. ft.</del>	<del>C</del>
<del>Retail sales, mobile or temporary</del> [Partially relocated to Table 6.A.1.B, Temporary Uses]	<del>Enclosed: 1 space per 200 sq. ft.</del> <del>Open: 50 spaces total or 10 spaces per acre, whichever is greater</del>	<del>N/A</del>
....		
<del>Rooming and Boarding House</del>	<del>1 space for each guest room</del>	<del>C</del>
Self Service Storage	1 space per 200 storage bays; minimum of 5 customer spaces; <del>security quarters calculated separately</del>	<del>(6)</del> <sup>6</sup>
<del>Single Room Occupancy (SRO)</del>	<del>1.25 spaces per room</del>	<del>C</del>
<del>Theater, drive-in</del>	<del>1 space per 250 sq. ft.</del>	<del>N/A</del>
<del>Theater, indoor</del>	<del>1 space per 3 seats</del>	<del>B</del>
<del>Theater or Performance Venue, indoor, in-line</del>	1 space per 3 seats; plus 1 space per employee	B
<del>Theater or Performance Venue, indoor, stand alone</del>	1 space per 4 seats; plus 1 space per employee	B
....		
<del>Unmanned Retail Structure</del>	<del>2 spaces (11)</del>	<del>N/A</del>
<b>[Ord. 2009-040] [Ord. 2011-016] [Ord. 2012-027] [Ord. 2013-021]</b>		
<b>Loading Key:</b>		
Standard "A" One space for the first 5,000 square feet of GFA, plus one for each additional 30,000 square feet of GFA.		
Standard "B" One space for the first 10,000 square feet of GFA, plus one for each additional 15,000 square feet of GFA.		
Standard "C" One space for the first 10,000 square feet of GFA, plus one for each additional 100,000 square feet of GFA.		
Standard "D" One space for each 50 beds for all facilities containing 20 or more beds.		
Standard "E" One space for the first 10,000 square feet of GFA, plus one for each additional 20,000 square feet of GFA The space shall be a minimum of 12 feet in width and 18.5 feet in length for uses that require limited loading.		
<b>Notes:</b>		
.... ....		
6. Limited access <u>Self Service Storage</u> facilities must provide <i>a minimum of two off-street loading spaces at each entry into the building off-street loading spaces as indicated in Art. 4.B.1.A.120.d.2). Loading excluding office access not utilized by customers for accessing storage units.</i> [Ord. 2005-041] [Partially relocated from Art. 4.B.7.C.36.d.2, Loading (Related to Multi-Access Self Service Storage facilities)]		
.... ....		
11. <del>Freestanding Unmanned Retail Structures shall require a minimum of one (1) parking space for persons with disabilities.</del>		

2  
3  
4

(This space intentionally left blank)

**Notes:**

- Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].
- ~~Stricken~~ indicates text to be **deleted**.
- Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].
- .... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT F**  
**ARTICLE 6, PARKING**  
**SUMMARY OF AMENDMENTS**  
*(Updated 11/23/16)*

1

**Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements**

Use Type: <u>Institutional, Public and Civic</u>	Parking	Loading (1)
<del>Airport, landing strip or helipad</del> [Relocated to Transportation]	<i>1 space per tie-down and hangar space, minimum of 5 spaces</i>	<i>C</i>
....		
<del>Day camp</del> [Relocated to Table 6.A.1.B, Temporary Uses]	<i>&lt;100 licensed capacity: 1 space per 5 persons; plus 1 drop off stall per 20 persons</i> <i>&gt;100 licensed capacity: 1 space per 10 persons; plus 1 drop off stall per 20 persons</i>	<i>E</i>
....		
<del>Homeless Resource Center</del>	<i>1 space per 200 sq. ft. or accessory service delivery areas</i>	<i>E</i>
....		
<del>Nonprofit</del> Assembly, <del>Nonprofit</del> Institutional or Membership (5)	1 space per 3 seats or 200 sq. ft. for the principal place of assembly, whichever is greater. 1 space per 200 sq. ft. for permitted accessory uses not otherwise classified as collocated uses. Collocated uses classified with the definition of a use listed in Art. 4.B.1, Uses, calculated separately.	A
<del>Nursing Home or Convalescent Facility</del> [Relocated from Residential]	<i>1 space per 3 beds; plus 1 space per 200 sq. ft. of office space</i>	<i>D</i>
....		
<del>Hospital or medical center</del>	1 space per 2 beds; plus 1 space per 200 sq. ft. of outpatient treatment area	D
....		
<del>Prison, Jail or Correctional Facility</del>	<i>1 space per 500 sq. ft.; or 1 space per 3 seats, whichever is greater</i>	<i>N/A</i>
....		
School, <del>pPrivate and charter</del>	1 space per employee, 1 visitor space for every 50 students, 1 space for every 5.5 students in 11th and 12th grade; Auditorium or stadium- 1/3 seats	C
School, <del>pPublic and Charter</del>	<del>In accordance with the State Department of Education requirements for educational facilities</del> <i>1 space per faculty and staff, high school 1 space for every 10 students in 11 and 12 grade, and 1 visitor space for every 50 students.</i>	C
<b>[Ord. 2006-004] [Ord. 2006-013] [Ord. 2009-040]</b>		
Use Type: Recreational	Parking	Loading (1)
<del>Arena, auditorium or Stadium or Amphitheater</del>	1 space per 3 seats	B
....		
<del>Gun Club, Enclosed Shooting Range, Indoor and Shooting Range, Outdoor</del>	1 space per target area	N/A
<del>Marine facility</del> [Relocated to Commercial]	<i>1 space per 250 sq. ft.; plus 1 space per wet slip; plus one space per 3 dry slips</i>	<i>A</i>
....		
<del>Special event</del> [Partially relocated to Table 6.A.1.B, Temporary Uses]	<i>1 space per 3 seats; or 10 spaces per acre occupied by amusements, whichever is greater</i>	<i>N/A</i>
....		
<b>[Ord. 2005-002] [Ord. 2007-001] [Ord. 2012-007] [Ord. 2014-025]</b>		

2  
3  
4

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.  
~~Stricken~~ indicates text to be **deleted**.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.  
 .... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT F**  
**ARTICLE 6, PARKING**  
**SUMMARY OF AMENDMENTS**  
*(Updated 11/23/16)*

1

**Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements**

Use Type: Agriculture	Parking	Loading (1)
....		
<i>Farrier</i>	<i>1 space per 1,000 sq. ft.</i>	<i>N/A</i>
....		
<i>Grooms—Quarters</i> <b>[Relocated to Residential]</b>	<i>1 space per unit</i>	<i>N/A</i>
....		
Use Type: <u>Temporary</u>	Parking	Loading (1)
<i>Communication Cell Site on Wheels (COW)</i>	<i>Exempt from parking regulations unless otherwise required by Zoning Director.</i>	<i>N/A</i>
<i>Day Camp</i> <b>[Relocated from Table 6.A.1.B, Public and Civic Uses]</b>	<i>&lt;100 licensed capacity: One space per five persons; plus one drop off stall per 20 persons. &gt;100 licensed capacity: One space per ten persons; plus one drop off stall per 20 persons.</i>	<i>E</i>
<i>Mobile Retail Sales</i> <b>[Relocated from Table 6.A.1.B, Commercial Uses]</b>	<i>N/A</i>	<i>N/A</i>
<i>Real Estate Sales Model, Non-PDD</i>	<i>2 spaces per sales model.</i>	<i>N/A</i>
<i>Recycling Drop-Off Bin</i> <b>[Relocated from Table 6.A.1.B, Utilities and Excavation Uses]</b>	<i>1 space per bin.</i>	<i>N/A</i>
<i>Special Event</i> <b>[Partially relocated from Table 6.A.1.B, Commercial Uses]</b>	<i>N/A (1)</i>	<i>N/A</i>
<i>Temporary Green Market</i> <b>[Relocated from Table 6.A.1.B, Commercial Uses]</b>	<i>N/A</i>	<i>N/A</i>
<i>Temporary Retail Sales</i> <b>[Partially relocated from Table 6.A.1.B, Commercial Uses]</b>	<i>N/A</i>	<i>N/A</i>
<i>Temporary Vehicle Sales</i>	<i>N/A</i>	<i>N/A</i>
<b>[Ord. 2009-040] [Ord. 2011-016] [Ord. 2012-027] [Ord. 2013-021]</b>		
<b>Loading Key:</b>		
Standard "A" One space for the first 5,000 square feet of GFA, plus one for each additional 30,000 square feet of GFA.		
Standard "B" One space for the first 10,000 square feet of GFA, plus one for each additional 15,2000 square feet of GFA.		
Standard "C" One space for the first 10,000 square feet of GFA, plus one for each additional 100,000 square feet of GFA.		
Standard "D" One space for each 50 beds for all facilities containing 20 or more beds.		
Standard "E" One space for the first 10,000 square feet of GFA, plus one for each additional 20,000 square feet of GFA The space shall be a minimum of 12 feet in width and 18.5 feet in length for uses that require limited loading.		
<i>(1) A Special Event shall provide on-site parking unless off-site parking is approved.</i>		

2  
3  
4

(This space intentionally left blank)

**Notes:**

- Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.
- ~~Stricken~~ indicates text to be **deleted**.
- Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.
- .... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT F  
ARTICLE 6, PARKING  
SUMMARY OF AMENDMENTS  
(Updated 11/23/16)**

1

Use Type: <b>Commercial Communication Towers</b>	Parking	Loading (1)
<del>Commercial Communication Towers</del> <b>[Relocated from Utilities and Excavation]</b>	<i>Exempt from parking regulations unless otherwise required by Zoning Director</i>	N/A
<del>Panel Antennas</del>	<i>Exempt from parking regulations unless otherwise required by Zoning Director</i>	N/A
Use Type: Utilities <b>and Excavation</b>	Parking	Loading (1)
....		
<del>Cell site on wheels (COW) mobile</del> <b>[Relocated to Table 6.A.1.B, Temporary Uses]</b>	<i>Exempt from parking regulations unless otherwise required by Zoning Director</i>	N/A
<del>Communication panels, or antennas, commercial</del> <b>[Relocated to Table 6.A.1.B, Commercial Communication Towers]</b>	<i>Exempt from parking regulations unless otherwise required by Zoning Director</i>	N/A
<del>Communication tower, commercial</del> <b>[Relocated to Commercial Communication Towers]</b>	<i>Exempt from parking regulations unless otherwise required by Zoning Director</i>	N/A
....	2 spaces per acre; minimum of 5 spaces	N/A
Electric Power <del>Facility Plant</del>	1 space per 200 sq. ft. of office space; plus 1 space per 10,000 sq. ft.	N/A
<del>Excavation</del> <b>[Relocated to the Excavation Use Classification]</b>	N/A	N/A
....		
<del>Minor Utility, Minor</del>	1 space per <del>Minor Utility, Minor</del>	N/A
....		
<del>Recycling center</del> <b>[Relocated to Industrial Uses]</b>	<i>1 space per 200 sq. ft. of office space; plus one space per 250 sq. ft. of warehouse and maintenance area; plus 1 space per 10,000 sq. ft.</i>	N/A
<del>Recycling Drop-Off Bin</del> <b>[Relocated to Table 6.A.1.B, Temporary Uses]</b>	<i>1 space per bin</i>	N/A
<del>Recycling plant</del> <b>[Relocated to Industrial Uses]</b>	<i>1 space per 200 sq. ft. of office space; plus 1 space per employee</i>	N/A
Renewable Energy <del>Solar Facility, Solar</del>	1 space per site; and 1 space per 200 sq. ft. of office space	N/A
Renewable Energy <del>Wind Facility, Wind</del>	Exempt from parking requirements for unmanned Wind Turbines or MET Towers, unless otherwise required by the Zoning Director	N/A
<del>Sanitary ILandfill or Incinerator</del>	1 space per 200 sq. ft. of office space; plus 1 space per employee	N/A
....		
Water or <del>Wastewater</del> Treatment Plant	1 space per 200 sq. ft. of office space; plus 1 space per employee	N/A
....		
<b>[Ord. 2009-040] [Ord. 2010-005] [Ord. 2011-016]</b>		
<b>Loading Key:</b>		
Standard "A" One space for the first 5,000 square feet of GFA, plus one for each additional 30,000 square feet of GFA.		
Standard "B" One space for the first 10,000 square feet of GFA, plus one for each additional 15,000 square feet of GFA.		
Standard "C" One space for the first 10,000 square feet of GFA, plus one for each additional 100,000 square feet of GFA.		
Standard "D" One space for each 50 beds for all facilities containing 20 or more beds.		
Standard "E" One space for the first 10,000 square feet of GFA, plus one for each additional 20,000 square feet of GFA. The space shall be a minimum of 12 feet in width and 18.5 feet in length for uses that require limited loading.		

2  
3  
4

(This space intentionally left blank)

**Notes:**

- Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.
- ~~Stricken~~ indicates text to be **deleted**.
- Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.
- .... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT F**  
**ARTICLE 6, PARKING**  
**SUMMARY OF AMENDMENTS**  
*(Updated 11/23/16)*

**Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements**

Use Type: <i>Excavation</i>	Parking	Loading (1)
<i>Excavation</i> [Relocated from Utilities and Excavation]	<i>N/A</i>	<i>N/A</i>
Use Type: Industrial	Parking	Loading (1)
<del>Asphalt or concrete plant</del>	<i>1 space per 1,000 sq. ft.</i>	<i>N/A</i>
<i>Contractor Storage Yard</i> [Relocated from Commercial Uses]	<i>1 space per 500 sq. ft.; plus 1 space per 5,000 sq. ft. of outdoor storage area</i>	<i>A</i>
Data <del>and</del> <del>in</del> formation <del>p</del> rocessing	1 space per 100 sq. ft.	A
<del>Distribution Facility</del>	<i>1 space per 200 sq. ft. of office space</i>	<i>N/A</i>
....		
<del>Laboratory, Industrial Research and Development</del>	2 spaces per 1,000 sq. ft. of first 10,000 sq. ft.; plus 1 space per 1,000 sq. ft. over 10,000 sq. ft.	A
....		
<del>Motion picture Multi-Media Production studio</del>	2 spaces per 1,000 sq. ft. of first 10,000 sq. ft.; plus 1 space per 1,000 sq. ft. over 10,000 sq. ft.	A
<del>Recycling Center</del> [Relocated from Utility Uses]	<i>1 space per 200 sq. ft. of office space; plus one space per 250 sq. ft. of warehouse and maintenance area; plus 1 space per 10,000 sq. ft.</i>	<i>N/A</i>
<del>Recycling Plant</del> [Relocated from Utility Uses]	<i>1 space per 200 sq. ft. of office space; plus 1 space per employee</i>	<i>N/A</i>
<del>Salvage or and junk yard</del>	1 space per 200 sq. ft. of office space; plus 1 space per employee	A
<del>Transportation Facility</del> [Relocated to Transportation Uses]	<i>1 space per 200 sq. ft. of office space</i>	<i>N/A</i>
....		
Use Type: Transportation Uses	Parking	Loading (1)
<del>Airport, Heliport or Landing Strip</del> [Relocated from Pubic and Civic]	<i>1 space per tie-down and hangar space, minimum of 5 spaces</i>	<i>C</i>
<del>Transportation Facility</del> [Relocated from Industrial Uses]	<i>1 space per 200 sq. ft. of office space</i>	<i>N/A</i>
<b>Loading Key:</b>		
Standard "A" One space for the first 5,000 square feet of GFA, plus one for each additional 30,000 square feet of GFA.		
Standard "B" One space for the first 10,000 square feet of GFA, plus one for each additional 15,000 square feet of GFA.		
Standard "C" One space for the first 10,000 square feet of GFA, plus one for each additional 100,000 square feet of GFA.		
Standard "D" One space for each 50 beds for all facilities containing 20 or more beds.		
Standard "E" One space for the first 10,000 square feet of GFA, plus one for each additional 20,000 square feet of GFA. The space shall be a minimum of 12 feet in width and 18.5 feet in length for uses that require limited loading.		
<b>Notes:</b>		
1. In addition to the parking requirements of Table 6.B.1.B, Minimum Off-Street Parking and Loading Requirements, uses with company vehicles shall provide 1 space per company vehicle.		
2. Government services may request alternative calculation methods for off-street parking pursuant to Art. 6.A.1.D.1.h, Government services.		
3. Nurseries requiring fewer than 20 parking spaces may construct surface parking lots with shellrock or other similar materials subject to, or grassed subject to Art. 6.A.1.D.12, Grass Parking, except for the required handicapped parking space(s).		
4. Nurseries requiring 20 or more parking spaces may construct surface parking lots with 50 percent of the required spaces as shellrock or other similar materials subject to Art. 6.A.1.D.14.b.4.a, Shellrock, or grassed subject to Art. 6.A.1.D.12, Grass Parking. [2007-010]		
5. <del>Nonprofit</del> Assembly, <del>Nonprofit</del> Institutional uses in the Redevelopment and Revitalization Overlay may calculate parking at a rate of one space per employee.		
6. Limited access facilities must provide off-street loading spaces as indicated in Art. 4.B.1.A.120.d.2), Loading. [Ord. 2005-041]		
7. Golf cart parking may be used pursuant to Art. 6.A.1.D.7, Golf Cart Parking [Ord. 2007-001] [Ord. 2013-001]		
8. The loading zone may be waived for a Type II or III Commercial Kennel operated as an accessory use to general retail sales. [Ord. 2006-036]		
9. Each walk-up Freestanding ATM shall require a minimum of one (1) parking space for persons with disabilities. [Ord. 2013-021]		
10. Parking may not be required for a Community Vegetable Garden subject to submittal of parking demand study and approval of a Type I Waiver. [Ord. 2015-031]		

1  
2  
3

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [Relocated to: ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

**EXHIBIT F**  
**ARTICLE 6, PARKING**  
**SUMMARY OF AMENDMENTS**  
**(Updated 11/23/16)**

1 **Part 2. Article 6.A.1.D.3, Use of Required Off-Street Parking (page 14 of 39), is hereby amended as**  
2 **follows:**  
3

<b>Reason for amendments:</b> [Zoning]
1. Modify language related to Temporary Uses, for purposes of improved clarity of Parking Requirements in Off-Street locations, for Temporary Uses.
2. Delete inconsistent language related to Parking Requirements for Recycling Drop-Off Bin, so that the Supplementary Use Standards and Table 6.A.1.B cover everything related to meeting Parking Requirements on-site.
3. Due to the limited duration of Temporary uses, this amendment gives authority to the Zoning Director to approve temporary off-site parking for Temporary Uses subject to Special Permit approval, and provides specific standards associated to distance between the temporary parking and the temporary use, modes of transportation, pedestrian safety, accessible parking protection, and clarification on the temporary parking duration.

4  
5 **3. Use of Required Off-Street Parking**

6 Off-street parking spaces shall be provided for the use of residents, customers, patrons and  
7 employees. Required parking spaces shall not be used for the storage, sale or display of  
8 goods or materials or for the sale, repair, or servicing of vehicles. All vehicles parked within  
9 off-street parking areas shall be registered and capable of moving under their own power.  
10 Required off-street parking spaces shall be free from building encroachments, ~~except that a~~  
11 ~~portion of the required parking area may be used for the following purposes:~~

12 **a. Temporary Events Parking**

- 13 ~~1) Required off-street~~ The Zoning Director may consider a Special Permit for temporary  
14 off-site parking areas may be used on a temporary basis pursuant to a Special Permit  
15 issued by the Zoning Director for a temporary event.
- 16 ~~a) Off-site parking shall not be located more than 600 feet from the Temporary Use~~  
17 ~~site, measured from access point to access point. The Zoning Director may~~  
18 ~~approve a distance greater than 600 feet when the applicant demonstrates that~~  
19 ~~the attendees or temporary use participants are transported to the site by other~~  
20 ~~means;~~
- 21 ~~b) Parcels used for off-site parking shall include access for vehicles to enter and~~  
22 ~~exit the site in a forward motion; and,~~
- 23 ~~c) Off-site parking shall not be separated by a street with a width of more than 80~~  
24 ~~feet, unless traffic assistance is provided to guide pedestrians or measures are in~~  
25 ~~place to assist pedestrian safety.~~
- 26 ~~2) Required accessible parking spaces shall not be located off-site.~~
- 27 ~~3) Pedestrian sidewalks shall be provided from the off-site parking to the Temporary~~  
28 ~~Use site.~~
- 29 ~~4) The duration and dates of the temporary off-site parking shall be the same as the~~  
30 ~~time allowed for the Temporary Use it is intended to serve.~~
- 31 ~~5) In the event an off-site parking area is not under the same ownership as the site of~~  
32 ~~the Special Permit, a written agreement between the applicant and all owners of~~  
33 ~~record of the parking area shall be required prior to permit approval. A copy of the~~  
34 ~~agreement shall be subject to review and approval of the Zoning Division, and at a~~  
35 ~~minimum shall contain the following:~~
- 36 ~~a) A list of names and ownership interest of all owners of the subject property;~~  
37 ~~b) A legal description of the land to be used for offsite parking;~~  
38 ~~c) Assurance by the owners of the subject property that all required offsite spaces~~  
39 ~~will be available to the applicant for the uses described in the special event~~  
40 ~~permit application;~~
- 41 ~~d) A statement of maintenance obligations of each party for the duration of the~~  
42 ~~permit; and,~~
- 43 ~~e) A requirement that the Zoning Director receive notification in the event the off-site~~  
44 ~~parking agreement is terminated prior to the termination of the Temporary Use~~  
45 ~~permit.~~

46 **b. ~~Recyclable Materials Collection Bins~~**

47 ~~Required off-street parking areas may be occupied by recyclable materials collection bins~~  
48 ~~which have been issued a Special Permit. The bin shall retain its mobility and shall not~~  
49 ~~occupy more than one parking space. The bin and adjacent area shall be maintained in~~  
50 ~~good appearance, free from trash.~~

U:\Zoning\CODEREV\2016\BCC Hearings\URP\1 - RPA\6 Exh. F - Art 6, Parking.docx

**Notes:**

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

.... A series of four bolded ellipses indicates language omitted to save space.

# EXHIBIT G

## ARTICLE 7 – LANDSCAPING SUMMARY OF AMENDMENTS

(Updated 12/08/16)

1  
2 Part 1. ULDC Art. 7, Landscaping (Pages 14 and 40 of 52), is hereby amended as follows:  
3

Reason for amendments: [Zoning]
1. The Use Regulations Project (URP) is proposed to consolidate Use Matrices and by doing that, terminology used for Public Hearing process is also consolidated. This amendment deletes from the Code any reference to “Requested Use” and be replaced with “Conditional Use”. Requested Use is the terminology used to refer to Board of County Commissioners (BCC) approval of uses as indicated in the Planned Development Districts (PDDs) and Traditional Development Districts (TDDs) Use Matrices. Currently the Code reflects “Conditional Use” approval in the standard zoning districts Use Matrix only with clarification that Class A is for BCC approval while Class B for Zoning Commission approval. This amendment updates all the references in Art. 7 where the words “Requested Use” are utilized.
2. Update the Civic Use Classification by adding “Institutional, Public and Civic” for consistency with changes done in Art. 4, Use Regulations.
3. Delete footnote number one that defers to Article 7, Landscaping requirements for buffers for Minor Utilities. The use is for above-ground facilities associated with utility distribution, collection, or transmission networks, required by their nature to be relatively dispersed throughout their service area. This use no longer includes Electric Distribution Substation therefore the provisions for landscaping are not applicable due to the size of Minor Utilities.

4 ....  
5 **CHAPTER B TYPES OF PLANS**

6 **Section 3 Alternative Landscape Plan (ALP)**

7 ....  
8 **D. Approval**

9 ....  
10 **3. Approval Process**

11 ....  
12 **c. Optional Submittal with a Zoning Application**

13 If submitted with an application for a rezoning, ~~e~~Conditional ~~u~~Use, ~~requested use~~,  
14 variance, or development order amendment, an applicant may opt to request that the ZC  
15 or BCC, whichever is applicable, approve the ALP. [Ord. 2007-001]

16 ....  
17 **Reason for Amendment:**

4. [Zoning] Require Unmanned Retail Structures to have foundation plantings consisting of ground cover, defined as “plants, other than turf grass...” by the ULDC, with one palm tree on either side of the Unmanned Retail Structure, identical to the Art. 7 Landscaping requirements for Freestanding ATM.

18 **CHAPTER D GENERAL STANDARDS**

19 ....  
20 **Section 11 Foundation Plantings**

21 Foundation plantings shall be provided along facades as required by Table 7.C.3, Minimum Tier  
22 Requirements, for non-residential structures unless specifically exempted by this Section. Required plant  
23 material may be located within 30 feet of the foundation, along the front and side facades of drive-through  
24 establishments, including Freestanding ATMs and Unmanned Retail Structures. All required foundation  
25 plantings shall include a minimum of one tree or palm for each 20 linear feet of building facade and one  
26 shrub or ground cover for every 10 square feet of planting area. The relocation of foundation plantings  
27 may be approved by the DRO provided the minimum required square footage of the planting area is  
28 maintained. [Ord. 2013-021] [Ord. 2014-025]

29 ....  
30 **F. Freestanding ATM's and Unmanned Retail Structures**

31 Required foundation plantings may be modified as follows: [Ord. 2013-021]

32 **1. Walk Up**

33 Foundation planting areas may be relocated up to a maximum of ten feet away from the  
34 applicable façade to accommodate pedestrian walkways, access to the ATM or Unmanned  
35 Retail Structure; or, as needed to comply with F.S. 655.960, security lighting, or Crime  
36 Prevention Through Environmental Design (CPTED) guidelines. [Ord. 2013-21]

**Notes:**

Underlined indicates new text.

~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [Relocated to: ].

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

# EXHIBIT G

## ARTICLE 7 – LANDSCAPING SUMMARY OF AMENDMENTS

(Updated 12/08/16)

1           **2. Drive Through**

2           Foundation planting areas may be relocated in accordance with similar provisions for other  
3           drive through establishments, except that required foundation planting areas shall not be  
4           relocated to the façade of any adjacent building or structure other than the Freestanding ATM  
5           or the Unmanned Retail Structure. [Ord. 2013-21]

6           ....

7           **CHAPTER F PERIMETER BUFFER LANDSCAPE REQUIREMENTS**

8           ....

9           **Section 9 Incompatibility Buffer**

10          ....

11          **A. Determining Incompatibility Buffer Type**

12                 ....

**Table 7.F.9.A - Required Incompatibility Buffer Types**

Difference Between Adjacent Uses (1)			
Use Classification	Abutting	Use Classification	Required Buffer Type
Single-Family	↔	Multi-Family, Type II CLF	Type 1
Residential	↔	Commercial	Type 2
Residential	↔	Recreational	Type 2
Residential	↔	<u>Institutional, Public and Civic</u>	Type 2
Residential	↔	Agricultural	Type 3
Residential	↔	Industrial	Type 3
Residential	↔	Utility (2)	Type 3
<b>[Ord. 2008-003] [Ord. 2016-016]</b>			
<b>Notes:</b>			
1. Determination of use classification shall be consistent with Art. 4, Use Regulations. Where proposed development abuts vacant parcels, use classification shall be based upon Future Land Use (FLU) designation.			
2. Buffer for <del>m</del> Minor <del>u</del> Utilities <u>or Electric Distribution Substation</u> shall be determined by the DRO.			

14          ....

**Notes:**

Underlined indicates **new** text.

~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT H

ARTICLE 8, SIGNAGE
SUMMARY OF AMENDMENTS
(Updated 11/21/16)

1 Part 1. ULDC Art. 8, Signage (page 17, 22 and 30 of 42), is hereby amended as follows:
2

Reason for amendments: [Zoning]
1. The Use Regulations Project (URP) is proposed to consolidate Use Matrices and by doing that, terminology used for Public Hearing process is also consolidated. This amendment deletes from the Code any reference to "Requested Use" and be replaced with "Conditional Use". Requested Use is the terminology used to refer to Board of County Commissioners (BCC) approval of uses as indicated in the Planned Development Districts (PDDs) and Traditional Development Districts (TDDs) Use Matrices. Currently the Code reflects "Conditional Use" approval in the standard zoning districts Use Matrix only with clarification that Class A is for BCC approval while Class B for Zoning Commission approval. This amendment updates all the references in Art. 8 where the words "Requested Use" are utilized.
2. Update use name Indoor Theater for Theater and Performance Venue as proposed in the Commercial Use Classification.

3
4 CHAPTER E PROCEDURES FOR SIGNAGE

5 Section 4 Alternative Sign Plan (ASP)

6 B. Applicability
7 An ASP may be submitted for any of the following:
8 ....
9 3. Conditional ~~or-requested~~ uses.
10 ....

11 CHAPTER F GENERAL PROVISIONS FOR ALL SIGN TYPES

12 Section 6 Changeable Copy

13 Changeable copy shall cover no more than 20 percent of the total sign area, except for the following uses
14 which are exempt from this restriction: all public and civic uses, ~~indoor theaters~~ and Performance Venue,
15 fuel price signs, and signs that flash the time and temperature subject to Article 8.G.3.B, Electronic
16 Message Signs. [Ord. 2014-025]
17 ....

18 CHAPTER G STANDARDS FOR SPECIFIC SIGN TYPES

19 ....

Reason for amendments: [Zoning]
3. To clarify that:
• Clarify that along with Freestanding ATM's, Unmanned Retail Structures are not included in the method for calculating wall signs in projects that are not regulated by a Master Sign Plan;
• Along with wall signs for Freestanding ATM's, Unmanned Retail Structures are limited to only the signage permitted by the Maximum Sign Area calculations, and are not entitled to minimum amount of signage.
• Corrections to endnotes, clarifying the proper reference numbers for 3 and 4.

20 Section 1 Building Mounted Signs

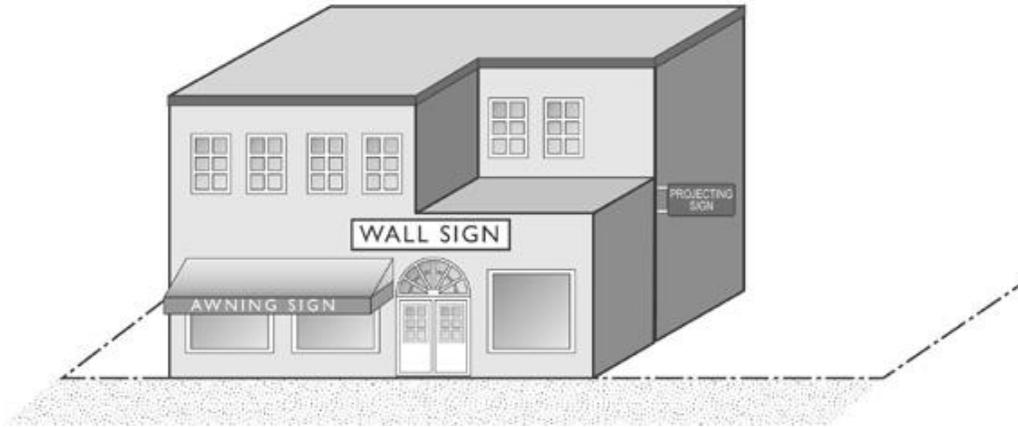
21 Building mounted signs consist of wall signs, awning and canopy signs, projecting signs, and marquee
22 signs. There is no limit on the maximum number of wall signs and awning and canopy signs provided that
23 the total size of all such signs does not exceed the total maximum signage area permitted for wall signs.
24 Projecting signs over a pedestrian sidewalk and not under a canopy, awning, or arcade, and marquee
25 signs are not included in the maximum sign area calculation for building mounted signs.
26

Notes:
Underlined indicates new text. If being relocated destination is noted in bolded brackets [Relocated to: ].
Stricken indicates text to be deleted.
Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT H

ARTICLE 8, SIGNAGE  
SUMMARY OF AMENDMENTS  
(Updated 11/21/16)

Figure 8.G.1 - Building Mounted Sign Types



A. Wall Signs

Wall signs, including signs mounted on a mansard roof or parapet, are subject to the standards in Table 8.G.1.A, Wall Sign Standards. No wall sign may cover wholly or partially any required wall opening.

Table 8.G.1.A - Wall Sign Standards

	U/S Tier(3)	AGR Tier	Exurban, Rural, and Glades Tiers(3)
Maximum Sign Area (per linear ft. of the wall to which the sign is attached)	1.0 sq. ft. along any one side of the building. (1)	0.75 sq. ft. along any one side of the building. (1).	0.5 sq. ft. along any one side of the building. (1)
	0.5 sq. ft. along any of the remaining sides of the building or 0.25 sq. ft. for walls adjacent to a residential zoning district or use (43).		
Minimum wall sign per tenant space (54)	24 square feet	24 square feet	24 square feet
Minimum Horizontal and Vertical Separation Between Signs	3 ft.	3 ft.	3 ft.
Maximum Projection from Surface of Building <sup>2</sup>	24 in.	24 in.	24 in.
Minimum Vertical Separation Between Sign and Roof Line	6 in.	6 in.	6 in.
Minimum Horizontal Separation Between Sign and Wall Edge	6 in.	6 in.	6 in.
[Ord. 2005-002] [Ord. 2009-040] [Ord. 2010-022] [Ord. 2012-027] [Ord. 2013-21]			
<b>Notes:</b>			
1. For projects that are not subject to an MSP approval under Art. 8.E.3, Master Sign Plan, the maximum wall sign area for the storefront shall be one and a half times the length of the storefront wall, building bay, or tenant space occupied by the retail business. This provision shall not apply to Freestanding ATMs <u>or Unmanned Retail Structures</u> . [Ord. 2005-002] [Ord. 2013-21]			
2. Signs that project more than 24 inches are considered projecting signs, subject to Art. 8.G.1.C, Projecting Signs.			
3. This provision does not apply to a building separated from residential by a 110 feet R-O-W; buildings completely screened from view from another building of similar height; or a civic pod, a recreational pod or open space greater than 110 feet in width. [Ord. 2012-027]			
4. This standard shall not apply to Freestanding ATM's <u>or Unmanned Retail Structures</u> , which shall be limited to "Maximum Sign Area" standards above. [Ord. 2013-21]			

Section 3 Other Sign Types

B. Electronic Message Signs

1. Applicability and Approval Process

Table 8.G.3.B, Electronic Message Sign Types and Approval Process

Sign Type	Permitted Content	Approval Process
Type 1	At regional facilities, facilities with serial performances, and, specialized attractions that, by their operating characteristics, have unique sign requirements	Class A Conditional Use <u>or Requested Use</u> approval (1)
....		
[Ord. 2010-022] [Ord. 2014-025] [Ord. 2015-031] [Ord. 2016-020]		

U:\Zoning\CODEREV\2016\BCC Hearings\URP\1 - RPA\8 Exh. H - Art. 8, Signage.docx

Notes:

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [Relocated to: ].

~~Stricken~~ indicates text to be **deleted**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT I

ARTICLE 9 – ARCHAEOLOGICAL AND HISTORIC PRESERVATION  
SUMMARY OF AMENDMENTS

(Updated 10/25/16)

1 Part 1. Art. 9.A, Archaeological Resources Protection, (Page 3, 4 and 5 of 17), is hereby  
2 amended as follows:  
3

Reason for amendments: <u>Zoning</u>	
1.	Update Excavation type reference to reflect use of Arabic numbers instead of Roman numbers for consistency with proposed changes in the Excavation Uses chapter of Art. 4, Use Regulations.
2.	Update Excavation Uses reference to reflect updated article numbers resulting from the reorganized excavation language as part of the Use Regulations Project.

4 CHAPTER A ARCHAEOLOGICAL RESOURCES PROTECTION

5 Section 1 General

6 B. Applicability

7 3. All applications for Type ~~III~~ Excavation, pursuant to Article ~~4.D, EXCAVATION~~ 4.B.10,  
8 Excavation Uses. [Ord. 2005-002]  
9 ....

10 Section 2 Development Subject to Archaeological Review

11 A. Development Subject to Archaeological Review

12 Development shall be subject to this Article as follows:

13 1. **Parcels on Identified Sites**

14 Parcels on the Map of Known Archaeological Sites and Archaeological Conservation Areas  
15 and proposals for Type ~~III~~ Excavation. Owners of parcels located on the Map of Known  
16 Archaeological Sites and Archaeological Conservation Areas or owners of parcels requesting  
17 approval for Type ~~III~~ Excavation must receive a Certificate to Dig prior to issuance of a  
18 development order. [Ord. 2005 – 002]  
19 ....

20 Section 3 Procedures

21 C. Certificate to Dig

22 1. **Application**

23 Owner of parcels required by Art. 9.A.1, General, and Art. 9.A.2, Development Subject to  
24 Archaeological Review, Parcels on the Map of Known Archaeological Sites, Archaeological  
25 Conservation Areas and proposals for Type ~~III~~ Excavation, and Previously Unknown  
26 Archaeological Sites discovered during development, to make application for a Certificate to  
27 Dig to the PZB for review shall make such application prior to the issuance of a development  
28 order. The application for the Certificate to Dig shall be made on a form available from the  
29 PZB. Only one Certificate to Dig shall be required to develop a site unless additional  
30 resources not addressed in the initial Certificate to Dig are found during site development.  
31 The department shall determine whether the application is a standard or special Certificate to  
32 Dig. A special Certificate to Dig will be required for any application that will potentially alter or  
33 destroy more than ten percent of any known or previously recorded archeological site. All  
34 special Certificates to Dig will be forwarded by the department to the Palm Beach County  
35 Historic Resources Review Board (HRRB) for review. All standard Certificates to Dig will be  
36 reviewed by the department staff and the County Archaeologist. [Ord. 2005 – 002] [2008-  
37 037]  
38 ....

U:\Zoning\CODEREV\2016\BCC Hearings\URP\1 - RPA\9 Exh. I - Art. 9, Archaeological and Historic Preservation.docx

Notes:

Underlined indicates new text.

~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [Relocated to: ].

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].

.... A series of four bolded ellipses indicates language omitted to save space.

# EXHIBIT J

## ARTICLE 10 – ENFORCEMENT

(Updated 10/25/16)

1 Part 1. Art. 10, Enforcement, (page 6 and 11 of 12), is hereby amended as follows:  
2

Reason for Amendment:
-----------------------

1. [Zoning] Update Excavation Uses reference to reflect updated article numbers resulting from the reorganized excavation language as part of the Use Regulations Project.
--

3 ....

4 **CHAPTER C GROUNDWATER AND NATURAL RESOURCES PROTECTION BOARD**

5 ERM may refer alleged violations of Article 14, Environmental Standards, or Article ~~4.D, EXCAVATION~~  
6 4.B.10, Excavation Uses, of this Code to the Groundwater and Natural Resources Protection Board  
7 (GNRPB) for prosecution pursuant to the following standards and procedures.

8 ....

9 **CHAPTER E REMEDIES**

10 **Section 1 Administrative Remedies for Art. 14 , and Art. 4.D, Excavation**

11 In order to provide an expeditious settlement that would be beneficial to the enforcement of the provisions  
12 of Article 14, Environmental Standards and Article ~~4.D, EXCAVATION~~ 4.B.10, Excavation Uses, and be in  
13 the best interest of the citizens of PBC, the Director of ERM is authorized to enter into voluntary consent  
14 (settlement) agreements with alleged violators. Any such agreement shall be a formal written agreement  
15 between the Director of ERM on behalf of PBC and any such alleged violators, and shall be approved as  
16 to form and legal sufficiency by the County Attorney's Office.  
17 ....

U:\Zoning\CODEREV\2016\BCC Hearings\URP\1 - RPA\10 Exh. J - Art. 10, Enforcement.docx

---

**Notes:**

Underlined indicates new text.

~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

# EXHIBIT K

## ARTICLE 11 – SUBDIVISION, PLATTING AND REQUIRED IMPROVEMENTS

(Updated 10/25/16)

1 Part 11. Art. 11, Subdivision, Platting and Required Improvements, (page 23 and 42 of 46), is  
2 hereby amended as follows:  
3

Reason for Amendment:
-----------------------

1. <u>[Zoning]</u> Update Excavation Uses reference to reflect updated article numbers resulting from the reorganized excavation language as part of the Use Regulations Project.
---

4 ....

5 **CHAPTER B SUBDIVISION REQUIREMENTS**

6 ....

7 **Section 6 Supplemental Procedures**

8 **A. Construction and Landscaping in Lake Maintenance Easements and Water Management**  
9 **Tracts**

10 ....

11 **3. Application Requirements for Bulkheads, Docks, or Piers**

12 Persons desiring to construct bulkheads, docks, or piers over or along a water body  
13 contained within a water management tract shall apply to the Director of ERM in accordance  
14 with the applicable provisions of Article ~~4.D, EXCAVATION 4.B.10, Excavation Uses~~.

15 ....

16 **CHAPTER E REQUIRED IMPROVEMENTS**

17 ....

18 **Section 4 Stormwater Management**

19 ....

20 **F. Secondary Stormwater System Design and Performance**

21 ....

22 4. Except where bulk heading is approved in accordance with Article ~~4.D, EXCAVATION 4.B.10,~~  
23 ~~Excavation Uses~~ each wet detention/retention facility designed for storage of stormwater  
24 runoff in an open impoundment shall have:

25 ....

U:\Zoning\CODEREV\2016\BCC Hearings\URP\1 - RPA\11 Exh. K - Art. 11, Subdivision, Platting and Req. Improvements.docx

---

**Notes:**

Underlined indicates new text.

~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT L

ARTICLE 12, TRAFFIC PERFORMANCE STANDARDS  
SUMMARY OF AMENDMENTS  
(Updated 11/23/16)

1 Part 1. ULDC Art.12.P.4.J, Mitigation Strategies (page 51 of 59), is hereby amended as follows:  
2

<p><b>Reason for Amendment:</b></p> <p>1. [Zoning] The Use Regulations Project (URP) is proposed to consolidate Use Matrices and by doing that, terminology used for Public Hearing process is also consolidated. This amendment deletes from the Code any reference to “Requested Use” and be replaced with “Conditional Use”. Requested Use is the terminology used to refer to Board of County Commissioners (BCC) approval of uses as indicated in the Planned Development Districts (PDDs) and Traditional Development Districts (TDDs) Use Matrices. Currently the Code reflects “Conditional Use” approval in the standard zoning districts Use Matrix only with clarification that Class A is for BCC approval while Class B for Zoning Commission approval. This amendment updates all the references in Art. 12 where the words “Requested Use” are utilized.</p>
---

3 CHAPTER P OKEECHOBEE BOULEVARD CRALLS POINT SYSTEM

4 ....

5 Section 4 Mitigation Strategies

6 ....

7 J. Strategy 10. Low Generation Traffic Sensitive Uses

8 5. Credit Factor

9 b. It is further assumed that, for purposes of calculation and comparison, the typical gross  
10 lot area coverage intensities are based upon single story buildings occupying the parcels.  
11 Also, for purposes of comparison, the typical density/intensity for the land use  
12 designations listed above shall be calculated using the general trip generation rate for  
13 that designation as published by PBC Engineering and Public Works Department/Traffic  
14 Division, whereas the proposed project shall be calculated using the specific trip  
15 generation rate for the proposed use if it is a Conditional ~~requested~~ use under the  
16 applicable zoning district. [Ord. 2006-036]  
17  
18 ....

**Notes:**  
Underlined indicates **new** text. If being relocated destination is noted in bolded brackets [**Relocated to:** ].  
~~Stricken~~ indicates text to be **deleted**.  
*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].  
.... A series of four bolded ellipses indicates language omitted to save space.