

## Prior Ordinances Related to Commercial Vehicles

### Commercial Vehicle Definitions:

[2003-067 PDF pg. 429](#)

<https://discover.pbcgov.org/pzb/zoning/Ordinances/2003-067.pdf>

**Commercial Vehicle** - a vehicle principally used in commerce or trade or any vehicle that is not a recreational vehicle that **exceeds** the following limits: rated capacity of one ton; gross weight of 10,000 pounds, including load; height exceeds nine feet, including any load, bed, or box; and total vehicle length of 26 feet. Such vehicles shall include tow trucks, transport vehicles, construction vehicles, **semi-trucks** and step-vans.

[2008-003 PDF pg. 4](#)

<https://discover.pbcgov.org/pzb/zoning/Ordinances/2008-003.pdf>

**Commercial Vehicle** - a vehicle principally used in commerce or trade or any vehicle that is not a recreational vehicle that **exceeds** the following limits: rated capacity of one ton; gross **vehicle weight rating (GVWR) does not exceed 12,500 pounds**, including load; height exceeds nine feet, including any load, bed, or box; and total vehicle length of 26 feet. Such vehicles shall include tow trucks, transport vehicles construction vehicles, **semi-trucks** and step-vans.

The historical definition of commercial vehicle and current one includes **semi-trucks** in their definition. The word "not" was never intended to be before the word "exceed".

**Question 1.** Are there currently any known semi-trucks under 12,000 lbs.?

**Question 2.** Did the mistake "not" come from the **definition** of commercial vehicle or the **exemption** for commercial vehicles?

**Question 3. Was one intended for smaller residential lots and one for larger AR lots?**

The Acreage is Zoned - Agricultural Residential (AR)

Comp. Plan/Land Use - Growth Management Tiers - Rural Tier

**19. Parking of Vehicles and Boats in Residential Districts**

The following standards shall apply to the parking of vehicles, recreational vehicles, boats and trailers in residential districts. **For the purposes of this Article, the AR district in lands designated Rural Residential in the Plan shall not be considered a residential district.**

**2003-067 PDF pg. 449**

<https://discover.pbcgov.org/pzb/zoning/Ordinances/2003-067.pdf>

- For the purposes of this article, the AR District in lands designated Rural Residential in the Plan shall NOT be considered a residential district.

**2007-013 PDF pg. 22**

<https://discover.pbcgov.org/pzb/zoning/Ordinances/2007-013.pdf>

- For the purposes of this **Section**, the AR District in lands designated Rural Residential in the Plan shall NOT be considered a residential district.

**2019-005 PDF pg. 56**

<https://discover.pbcgov.org/pzb/zoning/Ordinances/2019-005.pdf>

- For the purposes of this Section, **legally established, nonresidential uses** in the AR District in lands designated Rural Residential in the Plan shall NOT be considered a residential district.

**2020-001 PFF pg.76**

<https://discover.pbcgov.org/pzb/zoning/Ordinances/2020-001.pdf>

- For the purposes of this Section, legally established, nonresidential uses in the AR District in lands designated Rural Residential in the Plan shall NOT be considered a residential district and is subject to Art. 5. B.1.A.3, Outdoor Storage and Activities, where allowed.

**From 2003-2020 the code has consistently read that the AR District in land designated Rural Residential in the Plan shall NOT BE CONSIDERED A RESIDENTIAL DISTRICT.**

**Question 4. If the code specifically exempted the AR District, then what were the allowances?**

Parking of Vehicles and Boats in Residential Districts 19

Exemptions (These are exemptions from the Residential code, which the AR district was not considered residential.)

**2003-067 PDF pg. 450**

<https://discover.pbcgov.org/pzb/zoning/Ordinances/2003-067.pdf>

**Commercial Vehicle:** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross weight does not exceed 10,000 pounds, including any load; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet.

**2005-041 PDF pg.18**

<https://discover.pbcgov.org/pzb/zoning/Ordinances/2005-041.pdf>

**Commercial Vehicle** One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following

conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (GVWR) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet.

**These exemptions were never meant to be applied to the Rural Residential areas. The exemption explains what is/was allowed for commercial type vehicles in areas designated residential.**

**2008-037 PDF pg. 28**

<https://discover.pbcgov.org/pzb/zoning/Ordinances/2008-037.pdf>

#### D. Off-Street Parking

##### 20. Parking Limitations for Residential Lots

The provisions of this section shall apply retroactively. The following standards shall apply to the parking of vehicles on residential parcels. For the purposes of this section, the term vehicle shall include: cars, commercial vehicles, recreational vehicles, sports utility vehicles and trucks. In addition, for the purposes of this section, the AR district shall be considered a residential district.

a. Parking for Seven Vehicles- A maximum of seven vehicles may be parked outdoors on a lot supporting a single family residential use

**[2019-005 PDF pg57](#)**

<https://discover.pbcgov.org/pzb/zoning/Ordinances/2019-005.pdf>

**The entire section under #20 was removed from Article 6 Parking**

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~~WI~~

### ~~a. Parking~~

~~A maximum of seven vehicles may be parked outdoors on a lot zoned for single-family residential use. [Ord. 2008-037]~~

~~CPAUS Reductions~~

Semi-Trucks have been allowed in the Acreage and other similar areas since at least 2003 by not being considered residential (where they defined what type of commercial vehicles were allowed in residential). In addition, they were allowed up to seven commercial vehicles since 2008.

**Question 5.** Why remove this section if it didn't allow commercial vehicles in the AR district?

## **Article 4 - Use Regulations**

<https://www.pbcgov.com/uldc/pdf/Article4.pdf>

pg. 31

### **Chapter B. Section 1.E.11.**

#### **Home Occupation**

##### **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 that are open to the public including those required by State of Florida agencies.

**The definition for home occupation includes "conducted in a dwelling unit".**

**Question 6. How would having a semi-truck parked next to your home be considered a home occupation?**

It would be equivalent to working for FPL and driving your company car home to park it. The occupation/business is not being conducted at the home. The vehicle is merely being parked there.

**Question 7.** With the definition of home occupation in mind, how is the county able to consider parking a semi-truck at one's home, a home occupation?