

Changes to Ordinance between 1st and 2nd readings (shown in RED)

Sec. 30.5.2. Permitted use table and footnotes.

Use	Zoning C-3
Vocational, business and professional (non-industrial)	<u>P</u>

Sec. 30.8.5. PD Planned Development.

30.8.5.2 Permitted uses—(PD). Except as stated herein, no use shall be specifically permitted or prohibited within a planned development by requirement of this Part. Uses which are permitted, permitted subject to conditions, or prohibited within an individual planned development shall be noted as such through the master development plan and/or development order. In all cases, allowable uses, including density and intensity limits, shall be consistent with the Comprehensive Plan. ~~Any use requiring licensing or other approval by the State of Florida or the Federal government shall obtain such approval as a condition for inclusion within any planned development.~~

(a) Accessory dwelling units within any single-family residential lots in a PD may be administratively approved by the Planning Manager subject to the requirements of Section 30.6.1.3.

(b) For properties seeking Planned Development approval in the Higher Intensity Planned Development - Airport Future Land Use Designation, the following uses shall be considered airport-supportive and permitted:

- (1) Commercial kennels
- (2) Fire stations
- (3) Hotels & motels (excluding Bed & breakfast)
- (4) Hospitals
- (5) Rental car facilities
- (6) Light commercial
- (7) Industrial trade schools
- (8) Flight schools
- (9) Light Industrial (See Sec. 30.5.3.)
- (10) Manufacturing, Light (See Sec. 30.5.3.)
- (11) Office uses (See Sec. 30.5.3.)
- (12) Restaurants (standard and drive-through)

(13) Multifamily units such as condominiums, apartments, townhouses and above-store "flat" housing units are permitted in mixed-use developments only. The provision of multifamily uses is limited to twenty (20) percent of the total net buildable area of any development site and forty-nine (49) percent of the maximum allowed total floor area for the development.

Sec. 35.73. Alternative Design Standards.

35.73.1. Purpose and applicability. The purpose of the Alternative Design Standards is to allow greater flexibility within single-family zoning districts. These Alternative Design Standards are allowed for projects of two (2) net buildable acres or greater seeking a Preliminary Subdivision Plan approval in the following zoning districts: R-1B, R-1, R-1A, and R-1AA. Projects using the Alternative Design Standards shall meet the following:

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(a) Subdivision Regulations. All projects must meet all applicable requirements in Chapter 35 Subdivision Regulations. The Alternative Design Standards shall be established at time of submission of the preliminary subdivision plan.

(b) Open Space. At least 20% of the total area of the project shall be used for Open Space and shall meet the Open Space requirements of Sec. 30.14.2.

(c) Connectivity.

(1) Projects using these standards ~~shall not be gated.~~ are required to connect to adjacent streets where feasible and shall not be gated, unless waived per subsection (4).

(2) When a development has frontages on non-adjoining boundaries, at least one vehicular access point shall be required per each frontage, ~~when feasible.~~ unless waived per subsection (4). Bicycle and pedestrian connections shall be required where a roadway connection is not possible.

(3) Pedestrian walkways shall be provided to any adjacent right of way or trail.

~~(3)(4) Connection to adjacent streets is required where feasible. Feasibility will be based on presence of wetlands, waterbodies, or infrastructure corridors, etc. Dead end streets, hammerheads, and culs-de-sac may be allowed where specifically approved by the Development Services Director, and pedestrian connectivity is provided. Waivers to subsections (1) and (2) may be granted by the Development Services Director with applicable conditions. Waivers shall only be granted where connection is not able to occur due to the presence of wetlands, waterbodies, infrastructure corridors, or other permanent physical or legal obstructions.~~

~~(4) Pedestrian walkways shall be provided to any adjacent right of way or trail.~~

(d) Dimensional requirements. The alternative lot dimensions are as follows:

a. There shall be no minimum lot size requirement, but all projects utilizing the Alternative Design Standards shall meet the density limits of the underlying Future Land Use designation.

b. The minimum lot width shall be as follows:

<u>Zoning Districts</u>	<u>R-1AA</u>	<u>R-1A</u>	<u>R-1</u>	<u>R-1B</u>
<u>Min. Parcel/Lot Width at Building Line</u>	<u>70'</u>	<u>50'</u>	<u>50'</u>	<u>50'</u>