CHAPTER THREE
USE STANDARDS

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CHAPTER THREE USE STANDARDS

3100. ACCESSORY USES

3101. RESIDENTIAL ACCESSORY USES

Accessory uses and structures may be permitted. For lots less than two acres, all accessory structures shall be compatible with the exterior color and materials of the principal residential structure, excepting detached accessory structures 1,200 square feet or less in size or when the proposed accessory structure is a swimming pool, screen enclosure, dock, or boatlift. Accessory uses may include, but are not limited to the following:

A. Antenna structures for residential television and radio, including amateur radio communication. The array of antennas may be subject to approval through a Conditional Use.

B. Hurricane shelters.

C. Private garages and carports.

D. Gazebos and similar structures.

E. Private swimming pools and bathhouses.

F. Tennis, basketball, or volleyball courts and other similar private recreation facilities.

G. Guest cottages and garage apartments with living units (accessory dwelling units) having 850 square feet of living area or less for noncommercial occupancy only. Only one such unit is allowed per residential site. A Conditional Use may be considered for such units to allow up to 1,500 square feet of living area for noncommercial occupancy for parcels at least five (5) acres in size, and up to 2,500 square feet of living area for noncommercial occupancy for parcels at least ten (10) acres in size, provided the site is compatible with adjoining parcels.



H. Boat docks and docked or moored boats. A boat cover may be permitted but shall not be enclosed on any side and shall not include railings around the roof area or ladders or other devices for access to the roof area.

I. All residential pools shall have pool safety barriers maintained in accordance with the requirements of F.S. 515.29 and Section R4501 of the Florida Building Code – Residential, to include but not limited to the following:

1. The barrier must be at least 4 feet high on the outside.

   a. The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.

   b. The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section.

   c. The barrier must be placed sufficiently away from the water's edge to prevent a young child or medically frail elderly person who may have managed to penetrate the barrier from immediately falling into the water.

2. The structure of an above-ground swimming pool may be used as its barrier or the barrier for such pool may be mounted on top of its structure; however, such structure or separately mounted barrier must meet all barrier requirements of this section. In addition, any ladder or steps that are the means of access to an above-ground pool must be capable of being secured, locked, or removed to prevent access or must be surrounded by a barrier that meets the requirements of this section.

3. Gates that provide access to swimming pools must open outward away from the pool and be self-closing and equipped with a self-latching device, the release mechanism of which must be located on the pool side of the gate and so placed that it cannot be reached by a young child over the top or through any opening or gap.

4. A wall of a dwelling may serve as part of the barrier if it does not contain any door or window that opens to provide access to the swimming pool.

5. A barrier may not be located in a way that allows any permanent structure, equipment, or similar object to be used for climbing the barrier.

These standards shall not apply while a pool is under active construction with a valid building permit.

3102. SPECIAL REQUIREMENTS FOR ALL ACCESSORY USES

All accessory uses, regardless of location, shall be allowed once a permit is issued and meets the following requirements:

A. Accessory uses or structures may not be placed on vacant property prior to the establishment of the principal use.

1. Boat docks may not be installed on lots of record which do not contain a principal use or structure unless the owners can demonstrate one of the following:
    a. that the lot of record is undevelopable due to the presence of wetlands that cannot be mitigated or the lack or inability to provide required infrastructure such as potable water or sewage disposal; the proposed dock has access control and can only be utilized as a boat dock; and the proposed dock complies with all other applicable LDC standards; OR

    b. approval of a Conditional Use application, as outlined in the LDC, is granted by the PDC with the additional findings that:
        i. Applicant/owner has a primary residence on a lot within 100 feet, measured at a straight-line distance, from any portion of the Conditional Use vacant lot;
        ii. No electrical service is allowed to the site (solar lighting allowed);
        iii. No other accessory uses allowed, including onsite storage of petroleum products/hazardous wastes;
        iv. Subject lot shall remain vacant with existing nature, onsite existing vegetation/trees must be retained until such time as a primary use is permitted unless limited tree removal is authorized by the PDC that meets LDC tree mitigation requirements for the residential lot;
        v. No vehicle/RV storage or use. If vehicle access is proposed for the dock, such access must be clearly delineated on the proposed site plan, and a driveway apron permit may be required if the site accesses a County roadway. If temporary boat storage is proposed, such storage shall be limited to no more than one boat and must be delineated on the proposed site plan.

B. Accessory structures shall not be occupied as a residence, with the exception

of guest cottages (accessory dwelling units)/garage apartments as outlined herein.

C. All accessory uses and structures shall comply with the development regulations applicable in the land use district in which they are located.

D. All accessory uses and structures shall be arranged and maintained so as not to encroach on any required setback area.

E. Vehicles, trailers (semi-and/or utility), manufactured housing, shipping containers and similar units, and mobile homes shall not be used as a storage building, utility building, or other such uses.



3130. ROADSIDE PRODUCE STANDS/FOOD VENDORS

Roadside produce stands and food vendors shall be permitted subject to the following criteria:

A. Shall only be allowed on non-residential designated properties located along arterial and major collector roadways, and where otherwise authorized as provided by the Florida Right to Farm Act.

B. Shall be located a minimum distance of 30 feet from the street right-of-way line and not closer than 10 feet to any lot line;

C. Shall be a temporary structure that shall be put up and taken down on a daily basis and cannot contain electric installation;

D. Shall be located so as to provide for adequate off-street parking spaces and safe ingress and egress to the property, and cannot be placed in any required parking spaces, buffers, or visibility triangles for adjacent businesses; and

E. The roadside produce stand may have only one sign visible from each direction, which sign may not exceed 30 inches in height and 12 square feet in total size.

F. A site development permit is not required for a roadside produce stand but must meet all the requirements of this section.

3140. TEMPORARY USES

Temporary uses of land may be permitted in designated land use districts by the issuance of a Temporary Use Permit, subject to the provisions of the Land Development Code, and shall meet all the requirements of this section.

An Application for a Temporary Use Permit shall be filed with the Director of the Land Development Division. The Application shall include:

A site plan showing the location of the Temporary Use on the property, and the written approval of the ownership or management of the shopping center, if such Use is to be conducted within a shopping center, or written approval of the owner of the property.

Tents are allowed to remain for a period of no more than sixty (60) days. Tents shall comply with the provisions of the Florida Building Code.

TABLE 3-1
TEMPORARY USES THAT REQUIRE APPROVAL OF A PERMIT PRIOR TO EACH OCCURRENCE

A site plan depicting the proposed use in relation to the overall parcel shall include how the use will provide for the following requirements.

- Driveway access
- Off-street parking
- Covered trash or garbage receptacle
- Adequate restroom facilities are available

TEMPORARY USE OR STRUCTURE	ALLOWABLE TIME FRAME
Temporary Office Facilities (including Real Estate Sales Offices)	1-year with up to two 1-year extensions.
Outdoor Retail Sales Events* for the same merchandise that is sold within a permitted established use on the same property.	4 days per sale with a maximum of 4 occurrences per parcel per calendar year.
Seasonal Sales* (Christmas Trees, Halloween Pumpkins, or similar uses)	90 days per calendar year with no more than 30 days per occurrence, or 3 occurrences per parcel per year.
Seasonal Sales (Fireworks)	Governed by State Law.
Special Events (Fairs, Festivals, Arts & Craft Shows, Exhibits, and Similar Outdoor Events)	4 days per event with a maximum of 3 occurrences per parcel per year.

* Outdoor Retail Sales Events and Seasonal Sales shall only be allowed on non-residential designated properties located along arterial and major collector roadways, and where otherwise authorized as provided by the Florida Right to Farm Act.

TABLE 3-2
TEMPORARY USES THAT CAN OCCUR WITHOUT A PERMIT

TEMPORARY USE OR STRUCTURE	ALLOWABLE TIME FRAME
Garage Sales, Yard Sales, Estate Sales	2 consecutive days per use. No more than 4 occurrences per parcel per year.
Temporary Vehicle Washes by Civic and Nonprofit Organizations, or by middle and secondary groups	2 consecutive days per use. No more than 4 occurrences per parcel per year.
Sidewalk Sales: Civic and Nonprofit Organizations	4 days per calendar year per occurrence. No more than 4 occurrences per parcel per year.
Temporary Uses on County Property	Approval by the BCC required.
Temporary Parking for Special Events	4 days per event. Maximum of 3 occurrences per parcel per year.
Construction-related Activities (including Construction Trailers, Portable Storage Units (POD), and employee parking)	1-year with up to two 1-year extensions (with an active building permit for a non-residential use) and 1-year with up to one 1-year extension (with an active building permit for a residential use)
Portable Storage Units (POD)on-site (when not associated with construction-related Activity)	2 occurrences per address per year. Maximum of 14 days per occurrence.
Temporary Occupancy of a Recreational Vehicle on improved property	2 weeks per address per year.

Sites permitted for multi-event operations such as amphitheaters, flea markets, etc. are not bound by the time frames identified herein but must comply with all other standards of this section of the LDC.

3150. FENCES, HEDGES, AND WALLS

A. Fences in residential districts shall not be constructed of barbed wire or electrical unless an agricultural use is authorized.

B. Fences and walls may be permitted along property lines outside of required easements. No fence or wall in a residential district shall exceed six feet in height.

C. Fences, walls, hedges, or other structures or vegetation shall not be permitted

over 30 inches in height above the average road grade in the visibility triangle as defined in Section 7180, Clear Visibility Triangle, of this LDC.

D. Fences shall consist of one or more of the following materials: wood posts, picket, field fence, basket weave, lattice, split rail, woven saplings, cast or wrought iron, chain link or pvc/plastic, except where an agricultural use is authorized.



Basketweave fence

3160. CHURCHES

Churches and related facilities shall be permitted as stated in Chapter Two. The following criteria shall apply to churches:

A. The church property shall have direct access to a privately owned and maintained paved road or to a public-maintained road.

B. All structures used for worship, assembly, classrooms, dormitories, and recreation (but not including a parsonage or any utility buildings), and any outside play areas, must meet the setbacks as prescribed in the land use district in which the church is located.

C. A parsonage may be permitted as an accessory to the church in those districts permitting dwelling units or where the church property exceeds five acres.

D. A mobile home may be used as a dwelling for clergy on the same premises as a church, provided that mobile homes are allowed as a permitted use in the land use district in which the church is located, and provided that the mobile home meets all open space, setback, and other requirements in this LDC.

3170. NURSING HOMES AND ASSISTED CARE FACILITIES

This section applies to sites proposed as an Assisted Living Facility, Community Residential Home (Large), Nursing Home Facility or similar care facility as defined in this LDC and Florida Statutes. This section does not apply to those sites proposed as an Adult Day Care Center, Adult Family Care Home, Community Residential Home (Small), Family Child Care Home (Large), Family Day Care Home or similar facility as defined in this LDC and Florida Statutes.

A. General Requirements: The following requirements shall apply for all facilities regulated by this Section:

1. There shall be a 1,000-foot separation from the legal boundary of the lot containing the proposed facility to the legal boundary of the lot containing another facility regulated by this Section and shall be measured in a straight line.

2. No proposed facility regulated by this Section shall be located within 2,640 feet of an Adult Day Care Center, Adult Family Care Home, Community Residential Home (Small), Family Child Care Home (large), boarding house, rooming house, group home, lodge, nursing home, supervised living facility, family group home, supervised care level facility, and/or facility offering personal services for residents. The separation distance applies only to those facilities in residential districts.

3. Each proposed facility shall provide at least 200 square feet of living space for each resident, staff, owner, operator, manager, administrator, adult, and/or child related by blood or marriage who reside in the facility or who require services to residents as defined in Florida Statutes.

4. Each proposed facility shall comply with the residential densities outlined within the Comprehensive Plan. For the purpose of calculating residential density, every six residents in the facility shall equal a dwelling unit.

B. Architectural Characteristics of Facility:

1. Facilities providing services for six or fewer adult residents - No external evidence distinguishing the facility from existing residential structures in the neighborhood shall be visible from adjacent properties.

2. Facilities providing services for more than six adult residents - Each facility shall be designed to appear as similar to existing structures in the neighborhood as possible.

C. Buffering Requirements: A proposed facility providing services for sixteen or more adult residents shall provide a 25-foot wide buffer and 75 percent visibility screen from surrounding residential uses or residentially committed areas. However, if the applicant can provide alternatives providing equivalent protection of adjacent properties from undesirable views, lighting, noise, or other external impacts through such techniques as alternative forms of landscaping, berming, building relocations, modifications of mechanical equipment, change in circulation patterns, provisions of open space, or modifications of operational characteristics, the required screening may be reduced or eliminated.

3180. ADDITIONAL STANDARDS FOR BED AND BREAKFAST INN

A. Bed and Breakfast Inn, as defined by this LDC, shall be subject to all provisions of this LDC including supplemental standards for the purpose of ensuring that the use is compatible with the surrounding residential neighborhood. A Bed and Breakfast Inn shall be limited to a single parcel of record. Any structure located on the parcel shall maintain a single family residential character. No more than ten rooms shall be rented, and the owner shall reside on the premises and manage the property.

The external single family residential character of existing structure(s) shall be retained, and if meals are offered, they shall be available only to registered guests and their invitees.

B. The following development standards shall apply:

1. Buffering - The Bed and Breakfast Inn and off-street parking area shall be buffered from single family homes by a combination of landscaping, berming, and/or fencing as may be appropriate to make the use compatible with the neighborhood.

2. Parking - The parking area shall be located in the side or rear yard. A single parking space shall be required for each rental room plus one for the resident owner. All parking spaces shall be clearly defined and meet the size requirements pursuant to this LDC. No on street parking shall be allowed to satisfy the minimum parking requirements. The parking area shall be screened from adjacent single family homes.

3. Traffic Circulation - The site shall be limited to a single access for ingress/egress unless two access points are authorized by the Planning and Development Commission (PDC). Delivery areas shall be identified on the site plan and limited to side and rear yards.

4. Exterior Building Appearance - The exterior of the Bed and Breakfast Inn shall not be altered from the original facade of a single family residence. Further, any new construction shall be designed and constructed so as to appear as a single family residence.

5. Waste Disposal - The waste collection area shall be screened from view and located in the rear or side yards. The area shall be identified on the site plan.

6. Exterior Lighting/Common Use Areas - Exterior lighting shall be ground level or otherwise unobtrusive to adjacent single family homes and common outdoor use areas shall be screened from adjacent single family homes. Exterior lighting and common use areas shall be identified on the site plan.

7. Signage - One advertising sign, not to exceed six square feet shall be allowed. The sign may be illuminated but not self-illuminated orneon.

3190. HOME OCCUPATIONS IN RESIDENTIAL DISTRICTS

Home occupations that are regulated by the provisions of Chapter 94, Article II, Business Tax, of the Citrus County Code, may be conducted in all residential districts subject to the following provisions:

A. A non-illuminated nameplate not exceeding four square feet may be displayed, providing the same is mounted flat against the exterior of the residence.

B. The need for parking generated by the home occupation may not be greater in volume than would normally be expected at a similar residence where no business is conducted. Vehicles and trailers used in connection with the home occupation must be parked in legal parking spaces that are not located within the right-of-way, on or over a sidewalk, or on any unimproved surfaces at the residence. Heavy equipment, including but not limited to commercial, industrial, or agricultural vehicles, equipment or machinery, may not be parked or stored in an area visible from the street or neighboring property.

C. As viewed from the street, the use of the residential property is consistent with the uses of the residential areas that surround the property. External modifications made to a residential dwelling to accommodate a home occupation must conform to the residential character and architectural aesthetics of the neighborhood.

D. A home occupation shall not include any retail transactions at a structure

other than the residential dwelling; however, incidental business uses and activities may be conducted at the residential property.

E. Up to two persons who do not reside on the premises may work as an employee in the home occupation. The business may have additional remote employees that do not work at the residential dwelling.

F. The activities of the home occupation must be secondary to the property's use as a residential dwelling, and cannot create noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors that would exceed that normally existing at a residential dwelling without a home occupation.

3200. USE OF MODULAR/MANUFACTURED BUILDINGS FOR PROFESSIONAL, COMMERCIAL, OR STORAGE PURPOSES

A. A modular/manufactured building may be used for professional, commercial, or storage purposes provided the subject structure meets standards set forth in the Florida Building Code, and meets engineering and design criteria applicable to the purpose for which such structure is to be used, as determined by the Building Official or his designee. A manufactured home certified by HUD shall not be used or converted for storage purposes.

B. Any modular/manufactured building being converted for use as a residential structure shall meet the minimum standards as set forth in the Florida Building Code.



3210. ANIMAL PENS AND SIMILAR STRUCTURES IN RESIDENTIAL ZONING DISTRICTS

Except for those premises on which agricultural activity is allowed, no outside cage, kennel, pen, or other structure for the containment of domestic animals shall be allowed in a residential zoning district except as provided in this section.

In all residential land use districts, any stable, barn, hutch, pen, shed, or other such structure

built to contain dogs and/or cats shall be not less than fifty (50) feet from any property line.

A. Residentially committed lots designated RUR, AGR, or CL having a total of 10 or more acres shall not be subject to the standards as defined above provided all other development standards of this LDC are met.

3220. AUTOMOBILE SERVICE STATIONS

Within the land use districts permitting automobile service stations, the following requirements shall apply:

A. The property on which either an automobile service station or a convenience store that offers gasoline or other automotive fuels for sale is located shall not be within 100 feet of any residential district that does not have central water available, or underground facilities shall be a minimum of 100 feet from any residential district that does not have central water; and shall have the following site requirements:

1. *Setbacks.*
   a. All buildings, gas pumps and canopies shall be set back at least 25 feet from the lot line of any adjacent residentially zoned or residentially developed properties.

   b. All gas pumps and gasoline storage tanks shall be prohibited from locating within 500 feet of any spring, spring run creek, sinkhole open to the aquifer, wetland connected to the aquifer, or contributing stream or surface waterbody.



2. *Perimeter walls.* Automobile service stations must be separated from adjacent residentially zoned or residentially developed properties by a minimum six-foot high PVC, wood or masonry fence or wall (see below) compatible with the adjacent residential area. Landscaping, consisting of a minimum four-foot-high single row hedge, planted three feet on center and maintained at a minimum five feet in height, must be placed on the residential side of the wall.

For the purposes of this section, walls may consist of concrete block/stucco, pre-cast

concrete, brick (clay/concrete), stone (natural/cultured), formed and poured in place concrete, split-faced concrete block, or architectural masonry units.

For the purposes of this section, fences may consist of pressure-treated wood (in-ground treatment for portions of fence in the ground, and above- ground treatment for portions of fence above the ground), stacked pressure-treated timbers, vertical or horizontal board wood, stockade, PVC/vinyl/composite, or pre-finished metal (architectural panels).
Railroad ties or stacked pallets cannot be used to meet this requirement.

B. *Vehicular access to site*. Vehicular entrances or exits at an automobile service station shall:

1. Not be provided with more than two curb cuts for the first 120 feet of street footage or fraction thereof.

2. Contain an access width along the curb line of the street of not more than 40 feet as measured parallel to the street at its narrowest point, and not have the closest edge of any access drive located less than 100 feet from a street intersection along any arterial or collector street, less than 50 feet from a street intersection on a local street, or less than 10 feet from adjoining property.

3. Not have any two driveways or curb cuts any closer together than 20 feet at the right-of-way line or at the curb or edge of the pavement along a single street.

4. Have all gasoline pump islands and accessory structures set back at least 30 feet from the right-of-way lines.

C. *Use limitations*. Uses permissible at a service station shall not include major mechanical and body work, straightening of body parts, painting, welding, storage of automobiles not in operating condition, or other work involving noise, glare, fumes, smoke or other characteristics to an extent greater than normally found in service stations. A service station is not a repair garage or a body shop.

New or expanded automobile service stations shall only be allowable via a Planned Unit Development when located in the Coastal High Hazard Area (CHHA). When determining the applicability of this section for expanded sites, a PUD would be required when the expansion results in an increase in the number of pumps or in the number or size of gasoline storage tanks.

D. *Existing automobile service stations.* Automobile service stations approved and in existence as of the effective date of the amendment to this section by Ordinance No. 2014-A08 will not be required to comply with the same unless additional square footage is added to the building(s) or canopy areas.

3230. CERTIFIED RECOVERY RESIDENCES

Certified recovery residences are governed by the standards outlined in Florida Statutes, and certified by the State of Florida. Applicants shall utilize the standards outlined in this LDC and the corresponding land use district, and such uses are prohibited within the Coastal High Hazard Area (CHHA) unless otherwise noted.

Reasonable Accommodation: However, if an application for a certified recovery residence is denied by the County and/or PDC, the applicant may request a reasonable accommodation as specifically outlined in F.S. 397.487. Such application must be made in writing to the Department of Growth Management, which shall date-stamp the application receipt and confirm receipt and any additional information required within thirty (30) days of receipt. The applicant must provide the additional information within thirty (30) days. Failure of the applicant to provide a response within 30 days will result in the application being denied, unless the applicant requests an extension of time in writing for up to a total of sixty (60) days.

Demonstration that requested accommodation is both reasonable and necessary: The applicant shall demonstrate that the requested accommodation is both reasonable and necessary and, if the request is with regard to housing, reasonable and necessary to afford the qualifying residents with an equal opportunity to use and enjoy the certified recovery residence that is the subject of the request, including the following:

- The applicant shall demonstrate that the proposed accommodation is compatible with the surrounding uses and structures in the land use district; and is substantially similar to surrounding uses and structures expressly permitted in the land use district.

Such request shall be scheduled for consideration by the BOCC at a regular public hearing, with notice provided as for land use hearings in the County, within 60 days after receipt of a completed application. The BOCC shall then either grant the request for reasonable accommodation, grant the request for reasonable accommodation with conditions, or deny the request for reasonable accommodation. If the request is denied the BOCC shall state with specificity the objective, evidence-based reasons for denial and identify any deficiencies or actions necessary for reconsideration.

3240. THROUGH 3280. RESERVED

3290. RECREATIONAL RESORT

A. A recreational resort shall be designed to allow living accommodations for temporary occupancy for recreation use. Such resorts shall be considered to be commercial uses and shall follow commercial development standards for requirements such as buffers, landscaping, signage, and stormwater management facilities of this LDC. A recreational resort is not a Recreational Vehicle Park (RVP).

B. A recreational resort shall meet the following general requirements:

1. A resort is primarily for recreational use by persons utilizing permanently placed structures as temporary living accommodations with appropriate accessory uses and structures;

2. The land is under unified control, planned, and developed as a whole operation for recreation uses;

3. Principal and accessory uses and structures are substantially related to the character of the development in the context of the district of which it is part;

4. The resort shall be developed according to a Site Development Plan prepared as required by this LDC, including, but not limited to, all building sites, stormwater drainage, buffers, open spaces, recreation area and related facilities, sidewalks/pedestrian paths, landscaping, and signage.

C. The allowable uses in a recreational resort include the following:

1. Cabins, cottages, or clustered living units to be used as temporary living quarters for recreation, education, or vacation purposes.

2. Convenience establishments described as establishments for sale or rental of supplies or for services to meet the needs of the patrons of the resort may be permitted. Such establishments include, but are not limited, to those providing for groceries, ice, sundries, bait and the like, fishing equipment, self-service laundry facilities, and bottled gas.

3. Marinas or launching ramps may be permitted where such uses are allowable as per this LDC and the Comprehensive Plan. Marinas or launching ramps shall not include facilities for storage of boats other than those rented in connection with the resort operation. There shall be no facilities for the sale or dispensing of fuel or for the repair or overhaul of boats, trailers, or engines.

D. The following design requirements shall be met:

1. Recreational resorts shall be developed according to a Site Development Plan that contains labeled details of all the design requirements of this section. The minimum land area for a recreational resort shall be eight (8) acres.

2. The maximum density for a recreational resort shall be ten (10) living units per gross acre. Up to fourteen (14) units per acre may be permitted if at least fifty percent (50%) of the property is maintained as permanent open

space and passive recreation areas. The living units shall not be considered eligible for vesting for permanent residential development rights.

3. All recreational resorts shall provide and maintain permanent open space as part of the project. For the purposes of this section, permanent open space may include passive recreation areas, buffers, preserved wetlands, and natural areas used for stormwater management facilities but shall not include constructed drainage facilities such as retention areas, swales, ditches, or any common buildings or developed active recreation facilities. This open space shall generally be comprised of native trees and understory and shall remain undisturbed, to the greatest extent possible, during site preparation and construction activities. Open space in perimeter buffers or re-vegetated areas may utilize non-native trees and shrubs for up to 20 percent of the planted areas with the balance planted with native species suitable to on-site soil and hydrological conditions. The open space requirements for recreational resorts shall be as follows:

   a. The minimum open space for a recreation resort is 30 percent (30%) of the gross site area. The required minimum open space may include passive recreation areas up to half of the requirement recreation acreage or ten percent (10%) of the gross site area. Wetlands, sinkholes, and other areas of special environmental significance may account for no more than half of the required minimum open space (15 percent of the gross site area). Natural areas incorporated into stormwater management systems may be included as open space; however, such areas may account for no more than half of the required open space (15 percent of the gross site area). Under these open space requirements, at least fifty percent of the required minimum open space acreage (15 percent of the gross site area) should be comprised of uplands, regardless of the number of acres of wetlands preserved.

   b. Projects may elect to provide additional open space to increase allowed density. For each additional ten (10) percent of the gross site, an additional two living units per acre may be added to achieve densities up to fourteen (14) units per acre. Forty (40) percent open space allows twelve (12) units per acre and 50 percent open space allows fourteen (14) units per acres. Any open space beyond the 50 percent does not confer additional units.

   c. Required open space shall be shown on the master plan of development. The only uses allowed within the dedicated open space areas are the following:

      - Nature Preserve/Conservation Area;
      - Educational Facilities (limited to a single, open structure which may be partially enclosed to provide for exhibits and limited storage of

educational materials);

- Passive Recreation, Trails, Boardwalks, Limited Informational Signage and Displays;
- Picnic Area (allows one open pavilion per ten [10] acres of preserved open space);
- Swimming/Bathing Areas (excluding swimming pools);
- Fishing Docks/Piers;
- Boat Ramps (excluding marina facilities);
- Hunting/Fishing Preserves;
- Stables (restricted to use by resort patrons only, general public excluded);
- Silviculture;
- Pasture/Rangeland;
- Cropland (for continuation of historical agricultural activities only, not new operations unless fully organic, using no agrichemicals, and applying all appropriate Best Management Practices);
- Community Fruit, Vegetable, and Flower Gardens; and
- Potable Water Wells and Wellfields.

4. Access to the recreational resort shall be from a collector or arterial roadway. Individual units shall have access from internal circulation driveways and shall not take direct access from adjoining public roads.

5. Internal driveways shall be of adequate width to accommodate anticipated traffic, and in any case, shall meet the following minimum requirements:

One-Way, No Parking	12 feet	Two-Way, No Parking	20 feet

6. Internal driveways serving less than 30 units may be used as part of a pedestrian circulation system. Elsewhere, pedestrian sidewalks (may be substituted by all-purpose paths) shall be provided and shown clearly on the master plan of development and shall be designed to provide access to the various components of the development.

7. Not less than 20 percent of the recreational resort shall be devoted to recreation area. At least half of the total required recreation area shall be composed of active recreation facilities such as swimming pools or beaches, ball fields, shuffleboard courts, or play lots. These facilities shall be located as to be accessible from all living units and to avoid traffic hazards.

8. Living Units

   a. Cabins, cottages, or clustered living units shall be designed to provide efficient, temporary living accommodations and shall contain all

necessary facilities as are required by this and all other codes.

b. The gross square footage shall not exceed 750 square feet per unit.

c. Permanent dwelling accommodations may be provided for a resident caretaker; otherwise, all living units shall be occupied on a temporary basis.

9. Where fireplaces, cooking shelters, or similar facilities for open fires or outdoor cooking are provided, they shall be located, constructed, maintained, and used so as to minimize fire hazards and smoke nuisance within the resort and in adjoining areas.

10. All recreational resorts within the Coastal High Hazard Area are required to have central water and sewer facilities.

3300. MOBILE HOME PARKS

A. General provisions.

A mobile home park may be permitted as a Planned Unit Development in the MHP land use district consistent with the Future Land Use Element of the Comprehensive Plan. Approval shall be subject to compliance with all applicable provisions of this section.

1. Mobile home parks are limited to a maximum density of six (6) dwelling units per acre. If the park design maintains and preserves at least fifty percent (50%) of the property as permanent open space, then up to nine (9) dwelling units per acre may be permitted. For the purposes of this section, permanent open space may include passive recreation areas, buffers, preserved wetlands, and natural areas used for stormwater management facilities but shall not include constructed drainage facilities such as retention areas, swales, ditches, or any common buildings or developed active recreation facilities.

2. No new mobile home parks shall be developed within the Coastal High Hazard Area (CHHA) after October 26, 2004. Existing mobile home parks may continue as a valid use and existing dwelling units may be maintained, repaired, or replaced as needed, appropriate, and consistent with all other provisions of this ordinance. No existing mobile home park within the CHHA shall be expanded beyond the number of dwelling units approved as of October 26, 2004.



B. Application requirements.

Any person or organization proposing the development and operation of a mobile home park within the county shall be required to submit a Planned Unit Development Application having a detailed master plan for the proposed development for review and consideration in accordance with the provisions herein. Said Plan shall contain the following information:

1. The legal description and boundary data of the entire area for which approval is sought.

2. A scaled designed layout of the entire park as proposed, showing the location, size, and configuration of all proposed mobile home sites, including the configuration and size of all concrete slabs, vehicular parking spaces, utility connections, and such other improvements as may be proposed for individual sites; location of roadways serving said sites; the location of recreation and open space facilities; the nature and location of facilities for the collection and removal of garbage and trash; the type and location of proposed community facilities and/or services; the location, type and extent of all proposed buffering and landscaping; the nature and location of facilities for sanitary sewer and/or wastewater package treatment plant; proposed location, size, and nature of office facilities, and resident manager/caretaker dwelling; the location, nature, and size of accessory uses or structures; proposed storage facilities for general storage of equipment; and any special facilities which may be required such as site drainage and retention areas.

3. Entrances and exits of mobile home parks shall be designed for safe and convenient movement of traffic into and out of the park and so as to minimize marginal friction with free movement of traffic on adjacent streets and highways. All traffic into and out of the park shall be through such entrances and exits. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended, and radii of curbs and

pavement at intersections shall be such to facilitate easy turning movements for vehicles (with trailers attached). No material impediment to visibility shall be created or maintained which obstructs or obscures the view of an approaching driver in the right lane of a street or highway within 100 feet where the speed limit is 45 miles per hour or more, or any portion of the approach line of the access way within 25 feet of its intersection with the right hand lane of the street or highway.

4. For mobile home parks encompassing more than 50 lots or 5 acres, the plat must provide base flood elevation data as per FEMA Title 44 Part 60 requirements.

5. The name, address, and telephone number of the owner and/or his agent, who may be contacted concerning information relative to the proposed application for development and operation of the mobile home park.

C. Minimum site requirements.

Unless otherwise specifically provided by the Board of County Commissioners, each mobile home park within the county shall meet or exceed all applicable provisions of this section, and particularly the following requirements:

1. Each mobile home park shall be located upon a lot having an area of not less than ten acres and a minimum frontage of 175 feet upon a public street or highway.

2. All entrance and exit roadways serving a mobile home park shall be spaced a minimum distance of 50 feet apart as measured between centerlines of such roadways, and no said roadway shall be nearer than 125 feet to the intersection of two public streets or highways, as measured between the centerlines of the park roadway and the intersecting street or highway.

3. All entrance and exit driveways serving a mobile home park shall be directly served by a paved road acceptable to the county engineer and having a minimum width of 12 feet for one-way traffic, or a minimum width of 24 feet where two-way traffic is proposed.

4. All mobile home sites shall be directly served by a paved road acceptable to the county engineer and having a minimum width of 12 feet for one- way traffic, or a minimum width of 24 feet where two-way traffic is proposed. The Board of County Commissioners may permit or require variations from this width requirement based upon the particular design and means of vehicular circulation proposed. An additional vehicular parking area shall be provided for guest parking at a convenient location within the park, providing parking facilities at a ratio of one guest parking space for each two mobile home sites to be developed, and shall be stabilized with the

same material as the roadway.

5. A minimum of 20 percent of the gross site area of the mobile home park shall be set aside as permanent open space and another 10 percent as recreational area. No mobile home site, required buffer strip, roadway, storage area, or utility easement shall be counted as meeting recreational purposes. Recreation areas and facilities shall be properly maintained and operated by the park management.

6. Exterior lighting design shall be provided to enhance security of pedestrians and motorists alike but shall be shielded from adjacent land uses and vehicular travel lanes to avoid glare. Non-shielded fixtures are permitted a maximum illumination of two and one-half foot candles. Shielded fixtures are permitted a maximum illumination factor of five foot candles and shall be full cutoff.

7. Each mobile home site shall have proper connection for water, sewage, and electrical service.

8. Each mobile home site shall contain a designated area for the parking of two automobiles.

9. Management headquarters, recreation facilities, coin-operated laundry facilities, and other uses and structures customarily incidental to the operation of a mobile home park may be permitted as accessory uses to the park.

10. Each mobile home park shall provide central facilities for the washing and drying of clothes, unless otherwise approved by the Board of County Commissioners.

D. A landscape buffer not less than 20 feet in width shall be provided along public streets or highways and along all boundaries of a mobile home park. Said buffer strip may be used for drainage structures and utility easements but shall not be used for any other purpose.

E. The intent of landscaping a mobile home park is to preserve the natural character of the site. Trees shall be of sufficient maturity to have a minimum of a ten-foot crown height and a four-inch base or trunk.

F. In general, a mobile home park shall provide suitable accommodations for all necessary functions, including off-street parking or loading, and no use of a public street or a required buffer area shall be utilized for any said purpose at any time.

G. The owner and/or developer of a mobile home park which is fully or partially within a designated flood hazard area shall provide the county with base flood

information as may be specified, and which includes design criteria of this LDC for any and all permanent residences and other structures within the park. When said park, or portion of said park, is within a designated flood hazard area, the site plan shall include a statement attesting that the elevation has been established and certified by a licensed professional engineer registered in the state, and that the calculations are based on the 100-year flood level. In the event that the Southwest Florida Water Management District has reviewed and approved the base flood elevation data for the property, or if the base flood information has been provided by any other state or federal agency, such information shall be sufficient to satisfy this requirement provided that the study has been approved by FEMA.

H. Unless otherwise approved by the Board of County Commissioners, a central storage area shall be provided for the storage of major recreational equipment, such as travel trailers, camping equipment, boats and the like. Any said equipment shall be permitted only in such designated area of the mobile home park. No piece of major recreation equipment parked in the storage area shall be used for human habitation. The storage area shall be adequately buffered with obscuring type fencing and plant material, so as to screen its view from all adjacent streets, and from the mobile home sites within the park. The type of planting material shall be shown on the plan.

I. Sanitation requirements.

Each mobile home site shall be provided with at least one garbage container of not less than 20-gallon capacity, so located as to be obstructed from view from the roadways within and without the park. Park management shall be strictly responsible for internal trash and garbage collection. Central park collection points, such as dumpsters, shall be completely screened from public view from within the park.

J. Park design.

Designers of mobile home parks shall utilize contemporary design practices and shall avoid monotonous and obsolete rectilinear or herringbone design for layout of mobile home sites.

K. Procedures for development and operation.

Upon receiving approval, or approval with conditions, from the Board of County Commissioners, the applicant or owner may proceed with development of a mobile home park, subject to all permit requirements of the county and other governmental units having jurisdiction. After all required improvements have been completed for a park, or an improved unit of a park, an engineering inspector shall conduct a final inspection and shall confirm to the Building Official that said improvements have been completed. The Building Official shall then approve the mobile home park for occupancy and issue an appropriate occupancy permit to the owner or operator. Until a park has received an occupancy permit, no mobile home shall be placed therein.

L. Installation and occupancy of mobile homes.

No mobile home shall be installed or occupied within a mobile home park until and unless there has been full compliance with the provisions of all applicable ordinances and regulations of the County.

M. Compliance with requirements of other jurisdictions.

In addition to the requirements of this section, mobile home parks shall meet the requirements of all other governmental units having jurisdictional control over park development and operation. To the fullest extent possible, the review of mobile home park proposals under this section will be coordinated with similar review of other governmental units having jurisdiction, but it shall remain the responsibility of the applicants to obtain all necessary approvals and permits from said government units.

N. Expansion or modification of existing parks.

Whenever an expansion or modification of an existing mobile home park is proposed, plans shall be submitted and reviewed in the same manner as plans for new parks. Such plans shall comply with all of the standards, requirements, and improvements for new parks, and the existing park shall be upgraded to standards for new parks.

3310. RECREATIONAL VEHICLE PARKS

A. A recreational vehicle park shall be exclusively for recreational use by persons with transportable recreational housing, with appropriate accessory uses and structures, and shall be designed according to a detailed master plan. The land on which it is developed shall be under unified control and shall be planned and developed as a whole in a single development operation or programmed series of development operations for recreational vehicles and related uses and facilities within the RVP land use district or designated in conjunction with a valid recreational land use. The principal and accessory uses and structures shall be substantially related to the character of the development.

B. The Board of County Commissioners may permit convenience establishments for the sale or rental of supplies or for provision of services for the satisfaction of daily or frequent needs of campers within a recreational vehicle park as identified in the RVP land use district as listed in Chapter Two of this LDC. These establishments may provide groceries, ice, sundries, bait, fishing equipment, self-service laundry equipment, bottled gas, and other similar items needed by users of the park. These establishments shall be designed to serve only the needs of the campers within the park and shall not, including their parking areas, occupy more than five percent of the area of the park, and shall not be so located as to attract patronage from outside the grounds, nor have

adverse effects on surrounding land uses.



C. Following are site requirements for a recreational vehicle park:

1. The minimum land area for a recreational vehicle park shall be 10 acres.

2. A minimum 30% of the property shall be retained as open space.

3. The maximum density for an RV park shall be defined as follows:

   a. Recreational vehicle parks proposed within the Coastal, Lakes, and River Region shall have a maximum density of seven spaces per gross acre, while maximum density for a tent campground or tent only area will be no more than10 spaces per gross acre. The number of RV units or campsites allowed does not confer any vested residential development rights whatsoever.

   b. Recreational vehicle parks proposed outside of the Coastal, Lakes, and River Region but within the Recreation District shall have a maximum density of seven spaces per gross acre, with a maximum density of 10 spaces per gross acre outside of the Recreation District. Up to 14 spaces per acre may be provided if at least 50% of the property is maintained as permanent open space. The maximum density for a tent campground or tent only area is 15 spaces per acre and up to 20 spaces per acre if at least 50% of the property is maintained as permanent open space. The number of RV units or campsites allowed does not confer any vested residential development rights whatsoever.

4. Individual spaces shall have access from internal drives and shall not have direct access from adjoining public rights-of-way.

5. A minimum of 10 percent of the area of the recreational vehicle park shall be devoted to recreation. The recreation area may include space for

common walkways and related landscaping in block interiors. At least half of the total required recreation area shall be comprised of facilities for active recreation, such as swimming pools or beaches, ball fields, shuffleboard courts, or play lots for small children. These facilities shall be located as to be readily available from all spaces and free from traffic hazards.

6. Recreational vehicle parks having 20 or more recreational vehicle sites must be equipped with central water and sewer hookups. All recreational vehicle parks and campgrounds within the Coastal High Hazard Area are required to have central water and sewer facilities.

7. Recreational vehicle spaces shall be located within 300 feet by normal pedestrian routes of toilet, washroom, and bath facilities.

8. Individual recreational vehicle sites shall have a minimum area of 1,500 square feet and a minimum width of 30 feet. For "park models," the minimum area shall be 3,200 square feet and the minimum width shall be 40 feet. Park models must be located in a designated “Park Model Area” shown on the master plan. The total park models allowed shall not exceed 15% of the total recreational vehicle sites located within the park. Park models are expressly limited to RV Parks located outside of the Coastal, Lakes, and River Region.

9. A storage shed shall be permitted within a recreational vehicle space, provided it does not exceed 60 square feet in area.

10. Temporary structures such as canvas awnings, screened enclosures, or platforms, which are normal camping equipment, may be erected but must be removed when the recreational vehicle space is vacated. No other structural additions shall be built onto or become a part of any RV.

11. The owner and/or developer of an RV park which is fully or partially within a designated flood hazard area shall provide the county with base flood information as may be specified, and which includes the design criteria of this LDC. When said park, or portion of said park, is within a designated flood hazard area, the site plan shall include a statement attesting that the elevation has been established and certified by a licensed professional engineer registered in the state, and that the calculations are based on the 100-year flood level. In the event that the Southwest Florida Water Management District has reviewed and approved the base flood elevation data for the property, or if the base flood information has been provided by any other state or federal agency, such information shall be sufficient to satisfy this requirement provided that the study has been approved by FEMA.

3320. TRUCKS PARKED IN SELECTED LAND USE DISTRICTS

A. Trucks, as defined by this LDC, shall not be parked, stopped, or allowed to stand in any CLR, Coastal and Lakes Residential; HDR, High Density Residential; PUD, Planned Unit Development (except PUD –Industrial, or where otherwise authorized by ordinance); MHP, Mobile Home Park and RVP, Recreational Vehicle Park, land use districts other than to load or unload building materials, merchandise, or household goods or while performing maintenance or repair services to or upon real property or improvements thereon during daylight; nor may any vehicle of any size, which has operating motorized cooling units, be parked, stopped or stored in such districts. This section shall not be construed to prohibit trucks upon lands so designated as described above provided said lands are being utilized to conduct a lawful nonconforming or approved Conditional Use as defined by this LDC. Nor shall this section be construed to prohibit trucks upon lands so designated, as described above, when said lands are the subject to an active Citrus County development order, from the date of issuance of said development order until either its expiration or issuance of a certificate of compliance, nor during the harvesting of crops in a land use district when such a use is permitted.

B. Trucks as defined by this LDC, shall be allowed as a Conditional Use within the CL, Low Intensity Coastal and Lakes Residential; RUR, Rural Residential; LDR, Low Density Residential; MDR, Medium Density Residential; PSO, Professional Service Office; NEC, Neighborhood Commercial; and PORT, Port (residential areas only); subject to the following criteria:

1. The minimum lot size for all districts shall be greater than five acres.

2. No proposed parking shall be allowed in an established front yard.

3. No detachable trailers (semi-trailers) shall be permitted.

4. Only one truck per lot of record can be permitted.

C. Trucks as defined by this LDC shall be allowed in the following districts: GNC, General Commercial; CLC, Coastal Lakes Commercial; LIND, Light Industrial; IND, Industrial, PORT, Port (industrial areas only); AGR, Agriculture; and PUD -Industrial.

D. No provision of this section shall prohibit the parking of those service vehicles necessary to provide 24-hour service to utilities defined as Essential Services.

E. No provision of this section shall exempt any vehicle from complying with the weight limitations of a roadway as specified by federal or state regulatory agencies.

3330. COMMERCIAL FISHING OPERATIONS

Facilities designed for commercial fishing operations shall meet **ALL** of the following requirements in addition to other standards of this LDC:

A. Parcels designated Low Intensity Coastal and Lakes (five acres or greater), Coastal and Lakes Commercial, and General Commercial shall be reviewed as a permitted use. Parcels containing a minimum lot size of one-half acre and designated Low Density Residential, Rural Residential, Coastal and Lakes Residential, and Low Intensity Coastal and Lakes (less than five acres) shall undergo a Conditional Use.

B. Docking of commercial fishing vessels is limited to those owned and operated by the residents of the housing unit on site and storage of fishing equipment is limited to that owned and used by the residents thereof.

C. Any processing of the catch or maintenance of equipment is limited to only that caught or owned by the residents of the housing unit on site. No processing or maintenance shall be conducted between the hours of 11:00 PM and 8:00 A.M.



D. Any storage area shall be buffered by a vegetative hedge of at least eight feet in height with 80 percent opacity three years after planting to provide a visual barrier where abutting any residentially committed area or water body with residentially committed area immediately adjacent to the opposite side of the water body.

E. Any night lighting shall be so directed or hooded as to prevent any off-site glare.

F. The use shall be carried on only by the residents of the housing unit on site

and all boats operating out of the property must be registered in the name of the residents of the housing unit on site.

G. The following setbacks from property lines shall be observed:

Front	25 feet
Sides	10 feet each side
Rear	0 feet adjacent to water 25 feet adjacent to land

3340. LIVE-ABOARD REQUIREMENTS

A. Exemptions

This section shall not be operative to the extent that it is in conflict with Chapter 327, F.S., or any other State or Federal Regulation.

B. Permitted Areas of Habitation and Conditions. Habitation aboard a vessel shall only be permitted within the following areas of the County and waters thereof:

1. Any marina that provides mooring for vessels for live-aboard purposes, provided said marina has:

    a. Public restrooms with facilities for sewage disposal and bathing meeting the requirements of the Florida Building Codes – Plumbing in effect at the time of application.

    b. A sewage disposal system to which all live-aboard vessels can pump out and such pump-out facility must be approved by the County. In the event of any breakdown of any pump-out facility required, it shall be the duty of the operator of the marina to immediately notify the Department of Health and to take immediate corrective action to restore the equipment to full and proper operation. It is unlawful for any person to discharge or permit or allow any other person or owner of any vessel under his control or command to discharge any raw sewage or improperly treated garbage, trash, or other waste material into the waters of the County.

    c. A refuse collection storage and disposal system meeting the provisions of the Department of Health. All garbage shall be collected at least once a week and transported in covered vehicles or covered containers. Burning of refuse in the marina is prohibited.

2. In the waters of the County for a period of time not exceeding 72 hours provided such vessel is using an approved discharge device that is operating in accordance with U.S. Coast Guard standards, unless such vessels shall be moored in a marina that has been approved by the County for this purpose.

3. Waterways adjacent to properties designated as agricultural on the GFLUM; however, for no more than one period of time in any 12 months not to exceed two weeks in duration after proper permits have been obtained.

4. Waterways adjacent to properties designated as Low Intensity Coastal and Lakes Residential, Low Density Residential, Medium Density Residential, and High Density Residential on the GFLUM of the Comprehensive Plan; however, for no more than one period of time in any 12 months not to exceed two weeks in duration after proper permits have been obtained.

C. Requirements for Permitted Areas of Habitation. The owner of property adjacent to any portion of the waters of the County and any person desiring to inhabit any form of live-aboard or floating home shall not permit any vessel, live-aboard, or floating home which is used for habitation to be moored or

docked at such property for the period of time specified in this LDC, unless the following conditions are met:

1. Any owner of a dock, seawall, wharf, or boat slip that is defined as a floating home or provides habitation as defined in this section (but is not within the definition of a marina) who permits any person to live aboard any vessel for any period of time shall provide to such vessel at its mooring, sewer and water hookup and a garbage facility for removal of all litter, sewage, and wastewater of the persons on such vessel.

2. No vessel, live-aboard, or floating home will be moored or docked in a manner that exceeds or occupies more than 30 percent of the width of a waterway when measured from recorded property lines.

3. No vessel, live-aboard, or floating home shall be moored or docked in a manner that extends beyond applicable side setback lines.

4. No vessel, live-aboard, or floating home shall be moored or docked unless written permission is secured from the property owner and the permit from the County is displayed in a conspicuous manner on the vessel.

5. No floating home or live-aboard may be constructed or stored adjacent to property in or on the waters of the County unless in a marina or other location approved for such purposes.

3350. AUTO SALVAGE/JUNKYARDS AND ABANDONED PROPERTY

A. No junk or abandoned property shall be kept or stored except at an auto salvage yard or junkyard approved as provided in this code.

B. No auto salvage or junkyard shall be operated except with all necessary permits required by the state or other governmental agencies.

C. No outside storage shall take place within 75 feet of a property line or within 200 feet of a lot line lying in a residential district. All such storage areas shall be screened from any residential property by a fence or wall not less than eight feet high, supplemented by a landscaping strip not less than 12 feet in width. Such landscaping and wall may be waived if existing vegetation lying between the storage area and the property line is sufficient to completely block the view of the storage area from the property line.

D. Processing of junk (including but not limited to disassembly of vehicles or other items, sorting, operation of cutting torches or compactors or other similar activities) shall not take place within 300 feet of a property line in a residential district and may be restricted as to hours of operation.

E. In any area designated for residential or commercial uses, no grass, weeds, underbrush, or undergrowth shall be permitted to grow higher than 12 inches above existing grade level on any lot or parcel within 500 feet of any improved residential lot. This restriction shall not apply to trees, shrubs, or hedges.

3360. USED MANUFACTURED HOUSING SALES/STORAGE

Manufactured housing (mobile home) sales operations which are used for resale and/or storage of used manufactured house(s) shall not display or store units that are deemed to be unsafe as determined by the Building Official.

3370. RECYCLING COLLECTION POINTS

The recovery, recycling, or reuse of materials is desirable to limit the demands for new raw materials and reduce the amount of solid waste disposal in landfills. The following standards are established to govern the various methods that recycle, reuse, store, or dispose of waste materials

A. Sites shall be maintained in a clean and orderly manner on a daily basis.

1. Recyclables shall not be allowed to accumulate outside any collection bin.

2. A suitably sized, covered container shall be provided for collection of any rejected items, 30-gallons maximum size.

B. Recycling Collection Points as a Principal Use

1. All Recycling Collection Points, as defined by this LDC, shall be authorized by written agreement with the BCC and approved through a Conditional Use by the PDC prior to issuance of a development permit as a principal use.

2. Areas to be used for recycling collection points, including parking spaces and traffic circulation, shall be screened from adjacent properties using one or a combination of the following:

a. A Type "B" landscape buffer with a continuous hedge. The hedge shall be a minimum five feet in height at the time of planting.

b. A solid wood or vinyl fence a minimum six feet in height.

3. Designated collection areas shall maintain a minimum setback of 25 feet from all side and rear property lines.

4. Collection bins/containers shall be located on a stabilized surface, adjacent to a stabilized driveway lane and shall not obstruct any required parking space or traffic circulation.

5. Access shall be limited to one point of ingress/egress.

6. The approved site shall contain a traffic circulation pattern that provides for a continuous flow of vehicles for the drop-off bin/container area. This shall include a two-lane, one-way drive aisle adjacent to the bin/containers.

7. Each collection site shall provide one 12-foot by 30-foot loading space for transfer access.

8. Recycling Collection Points permitted under the provisions of this section shall be limited to the Coastal and Lakes Residential, Low Density Residential, Medium Density Residential, High Density Residential, Planned Development Residential, Rural Residential, General Commercial, and Industrial land use categories.

C. Recycling Collection Point as an Accessory Use

1. Recycling Collection Points shall be allowed only on sites containing a principal use or structure when permitted under the provisions of this section.

2. No processing of recyclables shall be allowed at the collection site.

3. Bin/containers shall be inspected daily, to ensure the health, safety, and welfare of the general public and all full bin/containers shall be removed within 48 hours.

4. All sites shall be authorized by the BCC through written agreement prior to obtaining a site development permit. All conditions necessary for site approval shall be made part of the agreement.

5. Materials received for recycling shall be limited to those authorized by the Division of Solid Waste Management through the Division's issuance of an approved collection bin/container.

6. Site Standards - Residential

a. Areas to be used for recycling collection points shall be screened from adjacent properties using one or a combination of the following:

1) A Type "A" landscape buffer with a continuous hedge. The hedge shall be a minimum five feet at the time of planting.

2) A solid wood or vinyl fence a minimum six feet in height.

b. Designated collection areas shall be provided access through the existing access point(s). No new access points shall be permitted.

c. Designated collection areas shall not encroach into any setback area.

7. Site Standards - Nonresidential

a. Designated collection areas shall be provided access through the existing access point(s). No new access points shall be permitted.

b. Designated collection areas shall not encroach into any setback area.

c. Bin/containers shall be located so as not to obstruct any required parking space(s) or obstruct the designed flow of traffic on site.

3380. COMMERCIAL RECYCLING CENTER

A. Sites containing commercial recycling centers as defined in the LDC shall have a minimum lot area of 5.0 acres.

B. Articles that are not salvageable shall not be permitted to accumulate except in collection bins or containers and shall be disposed of in an approved, licensed sanitary landfill within a one-month period. These articles shall include, but not be limited to: refuse, trash, rags, paper, bottles, building materials and usable parts of a vehicle, appliances, machinery or other parts thereof.

1. Any items that are being recycled or salvaged shall be accumulated in collection bins or containers to be sold to recycling firms provided such storage is within a defined area and does not constitute a sanitary nuisance as defined by Florida Statutes.

2. Recyclable items that cannot be stored in collection bins or containers due to size constraints may be stored as open storage.

C. In addition to the following requirements, all other applicable development standards and regulations must be met:

1. Where there is an outdoor open storage area, a type "D" vegetative buffer shall be required with plantings having an eight-foot height and 75 percent opacity within two years from date of permitting issuance. A berm or

opaque fence, either of which must be eight feet in height, may be substituted for plantings.

2. A commercial recycling center shall be fenced or otherwise secured or gated to prevent unauthorized or uncontrolled access.

3. All traffic aisles and circulation areas located within the facility shall be stabilized, maintained and dust controlled. All access aisles located within 50 feet of the facility's property boundaries shall be paved in addition to the minimum required access and parking. The point of access shall be located on a collector, arterial, or frontage road as defined by the LDC. An additional delivery access point for the circulation of large vehicle traffic (tractor-trailer), which must be clearly designated for delivery vehicle use only, shall be subject to approval from the Director of the Land Development Division or designee. No point of access shall be permitted through residential districts.

D. A commercial recycling center's storage of material on site shall not constitute a sanitary nuisance as defined in Florida Statutes.

E. Recycling center operators shall be responsible for compliance with all applicable Federal and State regulations pertaining to handling, storage and disposal of waste materials. In no case shall disposable waste fluids be permitted on site except with the express approval of FDEP.

F. Commercial recycling centers shall be staffed with onsite personnel at all times during business hours, to ensure compliance with the terms and conditions of the operator's permit.

3400. TOWN CENTER PLAN OVERLAY

Applications for Town Center Plan may be permitted as a Planned Unit Development. The application shall be reviewed by the PDC and shall be referred to the Board of County Commissioners for public hearing. Density and intensity allowed must be consistent with the underlying land use district and future land use district of the Comprehensive Plan. Notice and publication of such public hearing shall conform to the procedures of this LDC.

3401. PURPOSE

The purpose of the Town Center is to concentrate a mix of complementary, well- integrated uses in a commercial setting having a “main street” atmosphere, with small shops, restaurants, and professional services following a traditional pattern of development and design in a compact, pedestrian-oriented setting that further serves to:

A. Encourage economic development through the establishment of flexible standards that create a human scaled main street environment and unique community identity;

B. Encourage the retention of the traditional streetscape by preserving existing buildings to the greatest extent possible, and promoting their reuse in a manner that maintains visual character and architectural scale;

C. Encourage lively activity areas and gathering places for the community;

D. Ensure that new buildings, additions, and renovations contribute to the surrounding streetscape;

E. Establish a walkable community by promoting a pedestrian orientation of streets and buildings and providing a safe and convenient interconnected sidewalk network;

F. Accommodate parking in a convenient manner that does not interfere with the rhythm of the street; and

G. Encourage the use of public transit services.

3402. DEFINITIONS

The following terms shall apply in context of this section for Town Center:

A. Build-to Line - A line extending through the lot which is generally parallel to the front property line and marks the location from which the vertical plane of the front building façade elevation must be erected; intended to create an even building façade line along a street. The build-to line is established on the master plan of development.



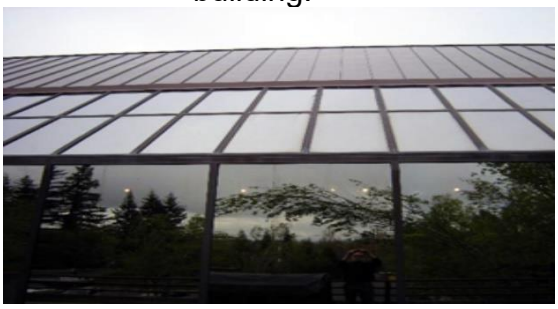
B. Chamfered Roof - A roof with a beveled edge, especially to a beam.



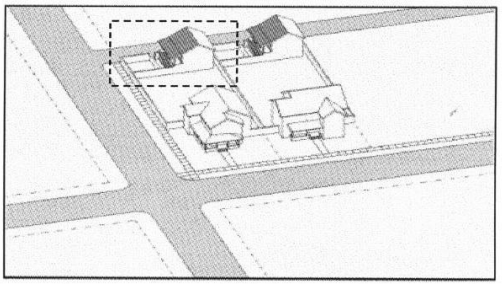
C. Cornice - The projection at the top of a wall or the top course or molding of a wall when it serves as a crowning member.



D. Fenestration - The arrangement of windows and other exterior openings on a building.



E. Front Building - A structure on a lot which has one side located along the build-to line for a specific lot.



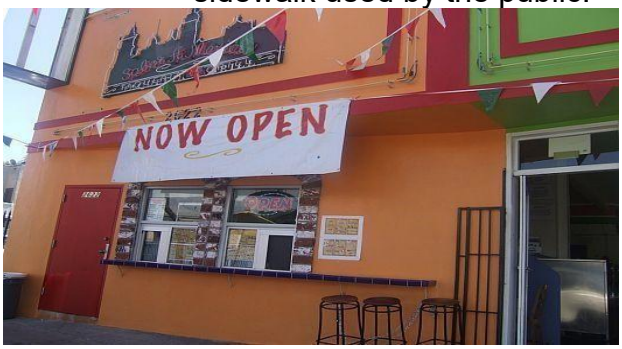
F. Massing - The shape and form a building or assemblage of buildingassumes through architectural design.



G. Outdoor Produce Market - Temporary or occasional outdoor retail sales of farm produce from vehicles or temporary stands.



H. Pedestrian Take-Out Window - A window opening in the wall of a commercial building used for the sale of food and/or beverages. Such a window shall be designed for the exclusive use of pedestrians and shall be located to provide a safe waiting area, and to not disrupt or impede pedestrian movement on a sidewalk used by the public.



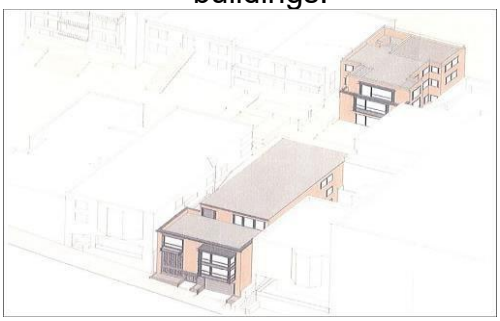
I. Portico - A covered walk or porch that is supported by columns or pillars; also known as a colonnade.



J. Public View - Any part of a building or property that is visible from the public right-of-way.



K. Rear Building - A structure on a lot which is located behind a front building or buildings.



L. Transit Facility - The property, equipment, and improvements of whatever nature owned, used, constructed, maintained, controlled, or operated to provide mass transportation for passengers or to provide for the movement of people.

M. Vendors - Any person or persons, including corporations, who engage in the activity of selling goods or services.

3403. USES

A. Permitted Uses:

1. Apartments, on the second floor.

2. Retail establishments for the sale of dry goods, variety and general merchandise, clothing, food, drugs, household supplies, beverages, hardware, furnishings, antiques, baked goods, greeting cards, plants and flowers; and the sale and repair of jewelry, watches, clocks, optical goods, musical, professional, or scientific instruments, but excluding drive-through facilities.

3. Business office, such as real estate sales, travel agency, insurance sales, advertising or retail copying, and printing services.

4. Professional office, such as those for practice of medicine or other health services, or for planning, law, engineering, architecture, or accounting.

5. Personal service shops, such as tailor, barber, beauty shop, shoe repair, dressmaker, or dry cleaner.

6. Establishment serving food or beverages to the general public, such as restaurant, café, taproom, tavern, retail baker, confectionary or ice cream shop, including walk-up windows but excluding drive-through facilities.

7. Financial Institution, such as a bank or savings and loan association, but excluding drive-through facilities.

8. Religious institutions and their ancillary uses.

9. Private clubs and fraternal organizations.

10. Studio for dance, music, fitness, art, or photography.

11. Gallery and museum.

12. Theater, including motion pictures and stage plays.

13. Bed and Breakfast Inn.

14. Hotel/Motel.

15. Government uses, including law enforcement and fire stations, post office, community center, public library, and public utility facility.

16. Transit facilities.

17. Public park, plaza, square, courtyard, urban garden, and public recreation areas.

18. Outdoor dining.

19. Pedestrian take-out window.

20. Vendors.

21. Outdoor produce market.

22. Drive-through windows or facilities provided that they are located at the rear of the property and out of the public view, and all traffic exits to a side street.

23. Undertaking establishments and funeral home.

24. Gasoline service station and filling station with no more than six (6) pumps or filling hoses permitted.

25. Indoor amusement.

26. Parking garages and private public parking lots.

27. Any other use of the same general character as those expressly permitted

B. Prohibited Uses

1. Single-family residences.

2. Automobile or other vehicle sales, service, or repair establishments, including vehicle body repair, vehicle painting, or washing.

3. Self-service storage facilities (mini-warehouses).

4. Adult entertainment uses.

5. Any use determined by the Director of the Land Development Division to be of similar nature to the prohibited uses listed in this section.

3404. DEVELOPMENT STANDARDS

A. Minimum lot size – 2,500 square feet

B. Minimum lot width – 25 feet

C. Build-to line – All buildings, except rear buildings, shall be built to a five-foot setback beyond the right-of-way line. The Board of County Commissioners may allow an alternative setback to the right-of-way line to allow for a more deeper or shallow build-to line up to the right-of-way line provided that one of the following conditions are met:

1. The proposed setback is equal to the average setback between the two closest structures on the same side of the street; or

2. A public plaza, square, courtyard, urban garden, or outdoor dining is provided between the front façade and the sidewalk.

D. Side Yard Setback – There shall be no side yard setback for buildings that share a party wall. If a side yard is created, a minimum of five feet shall be provided.

E. Maximum Impervious coverage – 85% provided that adequate stormwater management facilities are provided.

F. Building Height – Buildings shall be a minimum of two stories or a maximum of three stories and shall be no taller in height than as allowed by this LDC.

G. Maximum Building Footprint for Non-Residential Buildings – 8,000 square feet.

3405. GENERAL REQUIREMENTS

A conceptual site plan shall be provided, at a scale of no less than one inch = 100 feet, which indicates topography in two-foot contours for sites with 15 feet or more of local relief, or one foot contours for local sites with less than 15 feet of local relief, consisting of a map with proposed features and existing site features and uses that will remain. These features should include building outlines, location of streets, transit stops, drives and parking areas, pedestrian and bicycle paths, service access areas for receiving material and trash removal, and other impervious surfaces. The location of proposed and existing to remain trees and shrubs should also be included, along with any other significant features.

A. Public Utilities – All uses shall be served by public or central water and sewer.

B. Required Parking and Sidewalks - Off-street parking and sidewalks are required in accordance with this LDC.

C. Exterior Lighting.

1. All exterior lighting shall be designed to prevent glare onto adjacent properties. Lighting must be shielded to protect pedestrians and motorists from glare.

2. Pedestrian pathways outside of buildings need to be clearly marked and well lit with ornamental lighting.

3. Exterior lighting design shall be provided to enhance security of pedestrians and motorists alike. Non-shielded fixtures are permitted a maximum illumination of two and one-half foot candles. Shielded fixtures are permitted a maximum illumination factor of five foot candles and shall be full cutoff.

4. The height of fixtures shall not exceed 18 feet for parking lots and 16 feet for pedestrian walkways.

5. Where possible, exterior light poles and fixtures should match the design of lighting used in the streetscaping plan.



D. Refuse Areas

1. The storage of refuse shall be provided inside the building(s) or within an outdoor area enclosed by either walls or opaque fencing.

2. Any refuse area outside of the building shall be designed to be architecturally compatible with the building(s), shall not be located in the front of the building, and be entirely screened by a fence or enclosure which is at least 6 feet height.



E. Screening

1. All wall mounted mechanical, electrical, communication, and service equipment, including satellite dishes, shall be screened from the public view by parapets, walls, fences, landscaping or other means (to the extent possible) and/or integrated into the architecture of the building.



2. All rooftop mechanical equipment and other appurtenances shall be concealed by or intergraded within the roof form or screened from view at ground level of adjacent streets. The following appurtenances or necessary extension above the roofline that require screening include: stairwells, elevator shafts, air conditioning units, large vents, heat pumps and mechanical equipment.



3. Parking lots located between buildings and the street shall be screened by a 3 foot wall or fence. Parking lots adjacent to adjoining residential uses shall be screened by a 6 foot wall or fence or other buffering as found acceptable by the Board of County Commissioners.



4. Service and loading areas must be visually screened from street and pedestrian ways. For new construction, service and loading areas must be behind the building. Loading docks shall not be on the main street but on the side and rear of the building.

F. Signs

Signage in the Town Center Plan shall be addressed as specified in this LDC.

G. Street Trees

Street trees are required in accordance with this LDC.



H. Outdoor Dining

1. Outdoor furnishings are limited to tables, chairs and umbrellas. Such furnishings must be securely fastened as permanent amenities, or otherwise stored inside the restaurant after normal operating hours.

2. Planters, posts with ropes, or other removable enclosures are encouraged and shall be used as a way of defining the area occupied by the café or outdoor restaurant seating area.

3. The establishment shall provide refuse facilities within the outdoor dining area.

4. Outdoor dining shall not impede pedestrian traffic flow.



5. Development with use of Leadership in Energy and Environmental Design (LEED) and other sustainable design principles is encouraged.

3406. STREETSCAPE REQUIREMENTS



Streetscape and green area standards for new buildings, additions, and any other improvement shall carry a themed design throughout the Town Center Plan and are subject to approval by the Board of County Commissioners as part of the Town Center Plan.

Streetscape and green area design elements shall be demonstrated through architectural drawings submitted as part of the Town Center Plan.

Streetscape and green area standards shall be met in accordance with the following sections. Applicants shall be permitted to provide required streetscape elements with permission of the property owner(s) and at the discretion of the Board of County Commissioners.

3407. STREETSCAPE AND GREEN AREA DESIGN ELEMENTS

A. Developments for Town Center Plan must contain at least five elements from the following for every 75 feet of linear frontage along street side.

1. Window boxes (as wide as window sill and a minimum 6 inches wide by 6 inches deep.



2. Additional street tree

3. Additional planting area including shrubs, groundcovers, or flowers covering at least 40% of the area between the sidewalk and the build-to-line

4. Street planter (minimum size 24 inches in diameter)



5. Decorative lighting fixtures permanently installed

6. Bench (at least five feet in length)



7. Trash receptacle

8. Raised planting bed covering at least 40% of the area between the sidewalk and the build-to-line

9. Public art/mural

10. Planted trellis, arbor or pergola (planted with vines or shrubs)



11. Awning for each ground floor door and window



12. Balconies

13. Walkways with decorative paving, concrete blocks

14. Roof garden



15. Pedestrian shelter

16. Urban garden

17. Plaza/Square/Courtyard

18. For existing buildings, façade restoration

19. Other amenity approved by the Board of County Commissioners

B. Urban Garden Requirements:

1. Minimum size required is 300 square feet.

2. Shall be located on the street level and adjacent to sidewalk or through-block pedestrian passage.

3. Seventy-five (75) percent of the garden shall be of plant materials such as trees, vines, shrubs, and year-round, seasonal flowers.

4. Public seating is required to coordinate with streetscape standards.



C. Public Plazas/Squares/Courtyards requirements:



1. Minimum size required is 500 square feet.

2. Must connect to the public right-of-way and be within three feet of a pedestrian connection.

3. Thirty (30) percent of the plaza must be landscaped with trees, shrubs, and mixed plantings with year round interest.

4. The plaza shall be at least 70% hard surface with unit pavers, paving stones, or concrete. No more than 20% of the plaza shall be concrete.

5. Public seating is required to coordinate with streetscape standards.

6. May not be used for parking, loading or vehicular access (excluding emergency vehicular access).

7. Public art and fountains are encouraged.



8. Distribute trash containers throughout plaza with adequate disposal provided by the property owner.

9. Provide shade by trees, canopies, trellises, umbrellas, or building walls.

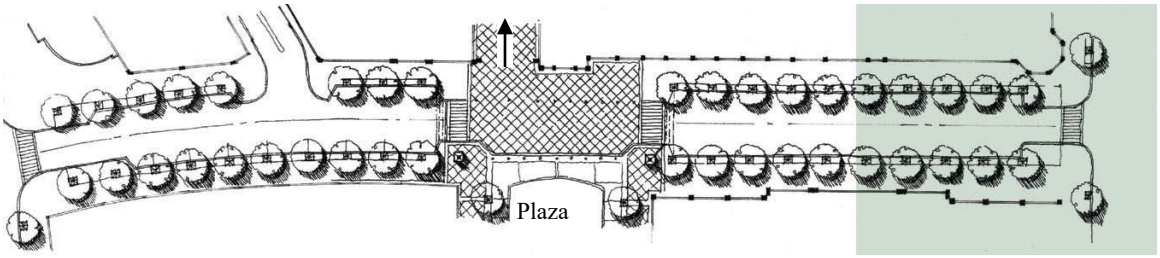
10. One ornamental tree is required for every 500 square feet.

11. Provide lighting (isometrics to be approved by staff).

12. Plazas should connect to other activities such as outdoor cafes, restaurants, and building entries.

13. Plazas should be located to have maximum direct sunlight.

Example:



14. There shall be an agreement for shared public access.

3408. NON-RESIDENTIAL BUILDING DESIGN STANDARDS

The Board of County Commissioners may exempt an applicant from any Non- Residential Building Design Standards listed in this section provided that an alternative design can be demonstrated to meet the intent of the Town Center Plan.

Non-Residential Building Design Standards. All non-residential buildings and apartment buildings shall meet the following requirements:

A. Building Orientation and Entrances.

1. A front façade public entrance shall be orientated towards

commercial/main streets.

2. When buildings are located on corners, the entrance shall be located on the corner with appropriate building articulation, such as a chamfered corner, turret, canopy, or other similar architectural feature. The Board of County Commissioners may allow front facades to face side streets, when these facades will extend the commercial district along the side street.



EXAMPLE

3. All primary building entrances shall be accentuated.

B. Walls and Windows

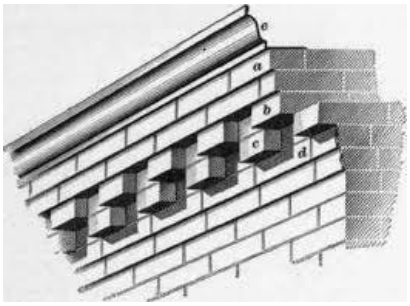
1. Blank walls shall not be permitted along any exterior wall facing a street, parking area, or walking area. Walls or portions of walls where windows are not provided shall be architectural treatments that are similar to the front façade, including materials, colors, and details. At least four of the following architectural treatments shall be provided:

2. Masonry, including stucco, split-face block, brick, and/or brick veneer finishes (but not flat concrete block), or other form of accepted construction having horizontal wood (or wood-like) lap siding.

3. Concrete or masonry plinth at the base of the wall.



4. Belt courses of a different texture or color.



5. Projecting cornice.

6. Projecting metal canopy.

7. Decorative tile work.

8. Trellis containing planting.

9. Medallions.

10. Opaque or translucent glass.

11. Artwork.

12. Vertical articulation.

13. Lighting fixtures.

14. An architectural element not listed above, as approved by the Board of County Commissioners, that meets the intent of this section.

15. Windows.

    a. The ground floor front facades of buildings visible from the pedestrian view shall consist of a minimum of 25% window area.

    b. Upper story windows of front facades shall not be boarded or covered and shall have a minimum of 20% window area.

    c. Smoked, reflective, or black glass in windows is prohibited.

C. Roofs

Roofs shall be in keeping with the character of adjacent buildings or shall have pitched roofs. Pitched roofs shall have a minimum slope of 1:3.

D. Building Character

The Town Center Plan shall develop an architectural theme that is carried throughout the designated overlay. New infill development shall generally employ building types that are compatible to the historic architecture of the area in their massing and external treatment.

E. Architectural Rhythm

1. New infill development shall retain the historic architectural rhythm of building openings (windows and entries).

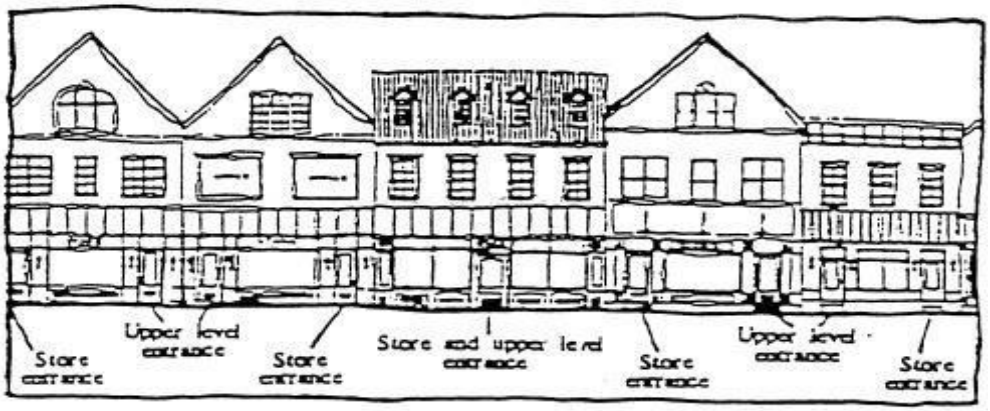


2. New infill development shall maintain the horizontal rhythm of main street facades by using a similar alignment of windows, floor spacing, cornices, awnings, etc. This rhythm shall be achieved by aligning the top, middle, and base floors. Buildings shall have a distinct base at ground level using articulation or materials such as stone, masonry, or decorative concrete. The top level should be treated with a distinct outline with elements such as projecting parapet, cornice, or other projection.

F. Massing

1. Buildings shall be similar in height and size or articulated and subdivided into massing that is generally proportional to adjacent structures and maintains the existing architectural rhythm.

2. The massing of any façade should generally not exceed 50 feet maximum horizontal dimension. Shop fronts may be broken down even further. Massing variations every 30 feet or less is preferred.



Example

3. Non-residential buildings must have at least 3 to 5-foot offset in all street facades for every 50 feet of continuous façade. Such offset may be met through the use of bay windows, porches, porticos, building extensions, recessed doorways, and other architectural treatments.

3409. LANDSCAPING REQUIREMENTS OF THE TOWN CENTER PLAN

The following landscape requirements are intended to supplement those found in this LDC. A Tree Preservation/Landscape Master Plan to shall be submitted that shows the location of proposed and existing to remain trees and shrubs should also be included, along with any other significant landscape features. Where trees and other landscape enhancements are integrated into a public road right- of-way or other public land holdings, a stewardship agreement may be developed for consideration by the Board of County Commissioners.

A. Existing trees shall be retained and incorporated into the street design where practical. 'Specimen' trees, as defined in this LDC, shall be preserved and protected from development. Failure to meet this standard will result in the application of the mitigation requirements contained within this LDC.

B. Street Trees.

1. Spacing. Street trees shall not be spaced less than 20 feet apart. Preferred spacing is 30 to 40 feet. Consideration shall be made for driveways, street light, utility poles, underground utilities, traffic light poles and other obstructions. Consideration shall also be made for future placement of trees in front of adjacent properties.

2. Street trees shall be planted in tree wells or a planter strip underlain by soil, providing enhanced growth and survivability rates.

a. Tree wells. Tree wells shall be a minimum of 4 feet long x 4 feet wide x 3.5 feet deep below the ground surface. Larger wells are recommended and could be connected together as a continuous planting pit. Tree well design should be dictated by tree species. Tree wells shall be covered by tree grates or by similar paver grates.

b. Planter strip. Planter strips shall not be less than 5 feet wide. If located along a parking stall or stalls, it may be covered similar to a tree well.

3. Trees shall be selected that are appropriate for their location and subsurface growing conditions. The use of native species is also encouraged. A list of acceptable tree species native to Citrus County is found in this LDC.

C. Parking lot landscaping.

Interior landscaping - All surface parking lots of 10 spaces or more shall be provided with interior landscaping in accordance with this LDC.

D. Hanging Baskets, Planters, and Window Boxes

1. Planters shall not obstruct visibility triangles. Planters shall not encroach into the sidewalk so that less than 5 feet of passageway is available for pedestrians.

2. Window boxes. Window boxes should be at least as wide as the window sill where they are located and 6-inches wide by 6-inches deep. They shall not encroach into the sidewalk area.

3. Hanging baskets, planter's window boxes shall contain live plantings.

3410. TOWN CENTER PLAN SIGNAGE REQUIREMENTS

Signage shall be designed as part of a consistent system and shall be approved as part of the overall Town Center Plan. Requirements for signage shall be as specified in this LDC, except that the Board of County Commissioners may allow variations in design where warranted as in keeping with the Town Center Plan visual character and architectural scale.

3411. TOWN CENTER PLAN PARKING, ACCESS, AND SIDEWALK REQUIREMENTS

Parking design, parking spaces required, and sidewalks shall be provided in accordance with the following standards, except where alternate designs are approved by the Board of County Commissioners. A Parking Master Plan shall

be submitted which demonstrates a coordinated approach to vehicular parking and that utilizes the following principles.

A. Promote shared parking lots with cross-access agreements. Qualification for reduction in spaces as demonstrated by a parking study.

B. Off-street parking shall be sited to the rear of building, away from street frontage(s) when possible, or to the side of buildings:

1. General Off-Street Parking Standards

a. Vehicular Access – Vehicular access to off-street parking shall be via alley or side street where possible.

b. Pedestrian Access – Safe provisions for pedestrian access to and mobility through a parking lot shall be required. Off-street parking areas and pedestrian walkways connecting them shall be well-lit.

2. Location of parking

a. Off-street parking shall not be located between the front of building and the street.

b. No parking shall extend more than 70 feet along and pedestrian street frontage without an outdoor café, urban garden, plaza square, courtyard, or landscaping feature with seating.

c. On corner lots, surface parking must be setback 10 feet from the edge of the right-of-way.

3. Interconnected Parking Areas

Parking areas shall be designed and built with interconnecting access driveways to abutting parking lots.

4. Parking lot landscaping shall be provided in the interior of the parking area in accordance with this LDC, except that variations may be considered as part of the Planned Unit Development review when abutting parking lots are interconnected and there is a themed landscape plan that serves the overall development.

5. The parking master plan may identify a bus/transit station(s) that includes a phased reduction in spaces over time as a transit system evolves.

6. Pedestrian Sidewalk Design Standards

   a. Sidewalks are required along all street frontages.

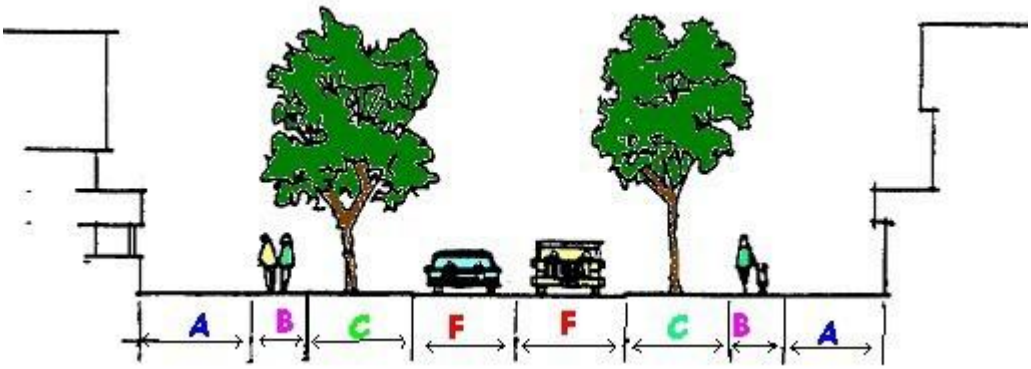
   b. Sidewalks are required to have a minimum unimpeded width of 5 feet.

   c. Sidewalks from all front buildings are required to connect the street frontage sidewalks.

   d. Sidewalks shall connect to existing sidewalks on abutting tracks and other nearby pedestrian destination and transit points.

   e. The sidewalk pattern shall continue across the driveways and provide connectivity with shorter walking distances.

Example:



Typical Street Cross-Section:
A = Min**im**um 5-foot setback to edge of right-of-way line B = Sidewalk area
C = Street tree-well area
F = Paved cartway area meeting curb and gutter design

3420. CARDINAL MIXED USE (CMU) DISTRICT

3421. PURPOSE AND INTENT

The Cardinal Mixed Use (CMU) FLUM District is intended to promote mixed-use residential and non-residential land uses as well as economic development opportunities in the area designated as the Cardinal Street Interchange Management Area (IMA). The Cardinal Street IMA is comprised of two subareas: Economic Development Target Area (EDTA) and Mixed-Use Area (MUA). The EDTA is intended to support the attraction and development of job-producing

light industrial and transportation related land uses. The EDTA also allows for supporting land uses that are functionally integrated into a larger coordinated development and campus-like setting to reduce off-site impacts. The MUA is intended to support local and community commerce with commercial, retail, office, and/or residential development, mixed both vertically and horizontally. The MUA is envisioned to have small scale, multi-story residential buildings with first floor retail/office space located at the core of the development surrounded by residential neighborhoods.

3422. IMPLEMENTATION

A. CMU Comprehensive Plan/Land Development Code Atlas Amendment Required. All new development within the Cardinal Street IMA, unless vested as defined in Section 3423.B., shall be considered through a Comprehensive Plan Amendment (CPA) with an affiliated master plan of development and Land Development Code Atlas Amendment (AA) as a Planned Unit Development (PUD). All new development within the IMA, unless vested as defined in Section 3423.B., shall be required to connect to central water and central sewer.

B. CPA, AA, PUD Required.

1. Amendments to the Comprehensive Plan with an affiliated master plan of development must follow Section 163.3184 (12), Florida Statutes (F.S.).

2. AA/PUD.

a. An Atlas Amendment is required to implement the PUD.

b. The PUD must follow the process outlined in Chapter 4, Section 4300, of the Citrus County Land Development Code.

c. The PUD may be replaced with a Development Agreement consistent with Chapter 12 of the Citrus County LDC and Section 163.3227, F.S.

3423. APPLICABILITY

A. Geographic Limits. The limits of the Cardinal Street IMA shall be those properties within the Cardinal Street IMA as shown in Figure 1, below.

1. The Cardinal Street IMA shall be further divided into two subareas: EDTA and MUA.

   a. Areas proximate to the on/off ramps of the interchange, as shown on Figure 1 under subsection A., shall be considered EDTA.

   b. Areas not proximate to the on/off ramps of the interchange, as shown on Figure 1 under subsection A., shall be considered MUA.

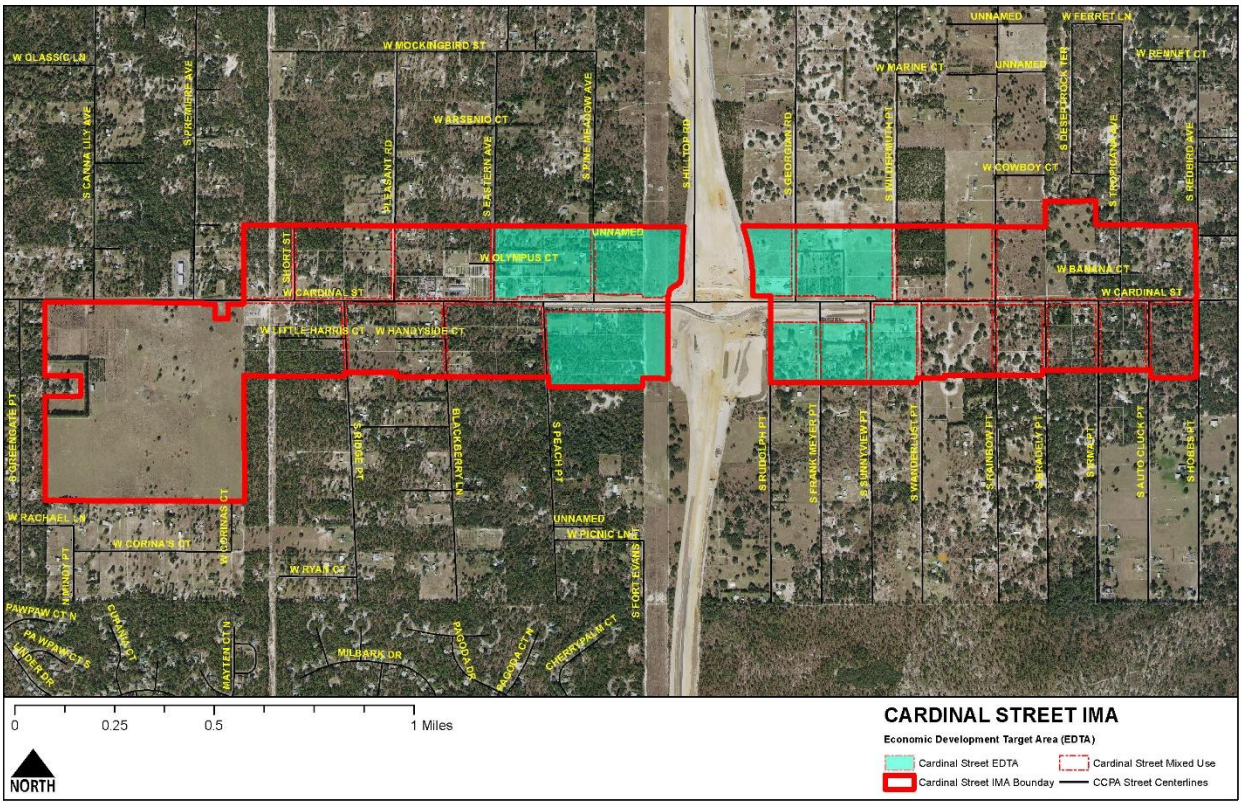


Figure 1: Cardinal Street IMA Limits

B. Vested Lots. It is the intent of the CMU District to preserve the existing rural character of Cardinal Street neighborhoods, while allowing for more intensive but compatible land uses within the IMA relative to the Suncoast Parkway. Lots/parcels of record in existence on or before September 1, 2024, or lots/parcels of record created after September 1, 2024, not within a project meeting the minimum project size standards in subsection 3423.C, shall not be required to conform to the CMU District and shall continue to be subject to the underlying land use district unless development activity triggers the CMU District implementation criteria under

subsection 3423.D. Lots/parcels of record created after September 1, 2024, within a project meeting the minimum project size standards in subsection 3423.C shall conform to the CMU District. Conformance to the CMU District shall be implemented by Comprehensive Plan Amendment, Atlas Amendment, and PUD approval, development agreement, or similar mechanism.

C. Minimum Project Size and Lot Aggregation.

1. The minimum standard size for unified master plan of development is five acres. The five acres is the gross area of the total development project. Within the development project, as approved by PUD, smaller lots/parcels may be created consistent with the intent and standards of the CMU District.

2. If a project is developed in phases, then each individual phase of a project shall contain adequate infrastructure, landscaping, and all other built conditions to allow the phase to stand alone if no other subsequent phases are developed.

3. The minimum project size can be achieved by aggregating contiguous parcels within the same subarea of the CMU District. Parcels within the same subarea may be aggregated across local streets, so long as the necessary access through the property is maintained. Aggregation of parcels across EDTA and MUA subarea boundaries is prohibited.

D. Vested Nonconforming Uses.

1. For lots/parcels of record in existence before September 1, 2024, all development standards and permitted land uses as prescribed by the underlying land use district shall continue to be allowed as outlined in the LDC, unless the development activity triggers at least one of the following implementation criteria for the CMU District:

    a. Newly proposed for non-residential use or mixed-use;

    b. Expansion of an existing non-residential development that exceeds 25 percent of the legally permitted gross leasable area or a change of occupancy type as defined by the Florida Building Code that also requires additional parking or other site development improvements related to the change of occupancy type; or

    c. Expansion of an existing residential development that exceeds the number of legally permitted dwelling units.

2. Any PUD projects in existence before the adoption of the CMU District shall be allowed to continue to develop, or if already developed then redevelop, consistent with the existing approved PUD. If there is any change to an existing PUD that meets the criteria in the above Section 3423.D.1 a-c, then the PUD must conform to the requirements of the CMU District.

3424. PERMITTED USES

A. Permitted Uses.

1. EDTA Uses. The EDTA shall be focused on job creating, light-industrial, and transportation-related non-residential land uses. New residential uses shall not be permitted in the EDTA. See Chapter 2, Section 2424, for the specific permitted uses in the EDTA.

2. MUA Uses. The MUA shall be focused on mixed-use development. Both residential and non-residential uses shall be permitted in the MUA and may be mixed if functionally integrated. See Chapter 2, Section 2424, for the specific permitted uses in the MUA.

B. Mix of Uses.

1. Within the EDTA, neighborhood commercial, other commercial, light industrial with offices, institutional, or transportation-related uses shall be located closer to Cardinal Street with other ancillary or supporting uses behind, while still maintaining connectivity for both pedestrians and vehicles internal and external to the development.

2. Within the MUA, residential and non-residential uses may be mixed either horizontally or vertically. Permitted uses may be in separate freestanding buildings or combined in multi-use buildings of single-story or multi-story design. Where residential uses are mixed with commercial and/or office uses, the residential uses shall be located either above the commercial and/or office uses or located behind the commercial and/or office uses provided pedestrian connections are furnished as part of a unified development plan.

3425. PROHIBITED USES

A. Prohibited Uses. In addition to uses that are not identified as permitted in Chapter 2, Section 2424, prohibited uses shall include, but not be limited to,

concrete/asphalt batch plants, truck and heavy equipment repair, mini-warehouse or self-service storage facilities, uses requiring outdoor storage, and low density residential less than 2.1 dwelling units per acre.

3426. DEVELOPMENT STANDARDS

A. Site Development Standards

1. General.

a. All non-residential development in the Cardinal Street IMA shall adhere to the design standards in Chapter 2, Sec. 2300, Building Setback Requirements and Height Requirements for All Land Use Districts, Chapter 3, Sec. 3740, Additional Design Standards for Large Non-Residential Projects, and Sec. 3745, Design Standards for Small Nonresidential Development Projects, of the Citrus County LDC as applicable unless otherwise specified herein. Where conflicts exist between Chapter 2, Sec. 2300, Chapter 3, Sec. 3740 and Sec. 3745 of the Citrus County LDC and the standards herein, the standards herein shall supersede.

b. The Citrus County Land Development Division is hereby authorized to prepare a corresponding Cardinal Street Mixed Use District (CMU) Development Standards Visual Guide to assist in the implementation of this ordinance.

2. Minimum Setbacks and Build-To Lines.

a. 25 feet from any property line abutting a local road public or private right-of-way or 50 feet from the centerline of any local road public or private right-of-way, whichever distance is greater (shown in Figure 2).

b. 25 feet from any property line abutting the Cardinal Street right-of-way or 75 feet from the centerline of the Cardinal Street right-of-way, whichever distance is greater (shown in Figure 3).

c. Five (5) feet from any property line that does not abut a public or private right-of-way but abuts a property that is part of the Cardinal Street IMA.

d. 50 feet from any property line in the EDTA that does not abut a public or private right-of-way but abuts a property not part of the Cardinal Street IMA (shown in Figure 4).

e. 20 feet from any property line in the MUA that does not abut a public or private right-of-way but abuts a property not part of the Cardinal Street IMA (shown in Figure 5).

Key: CL = Center Line

PL = Property Line

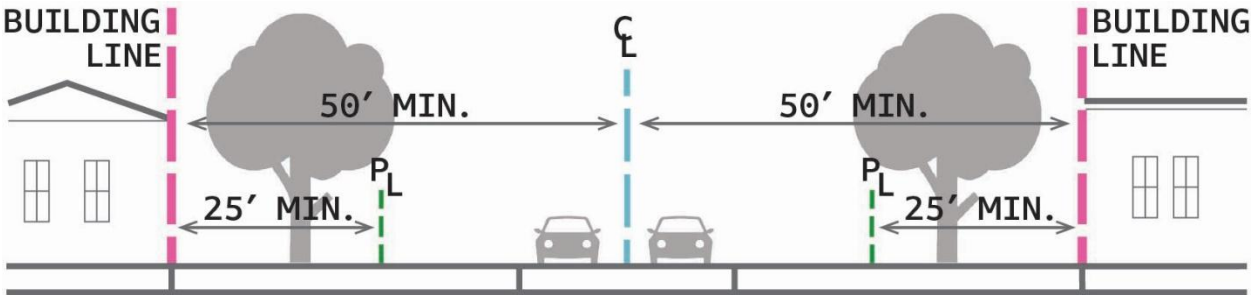


Figure 2: Cardinal Street IMA Setback – Local Road Public or Private Right-of-Way

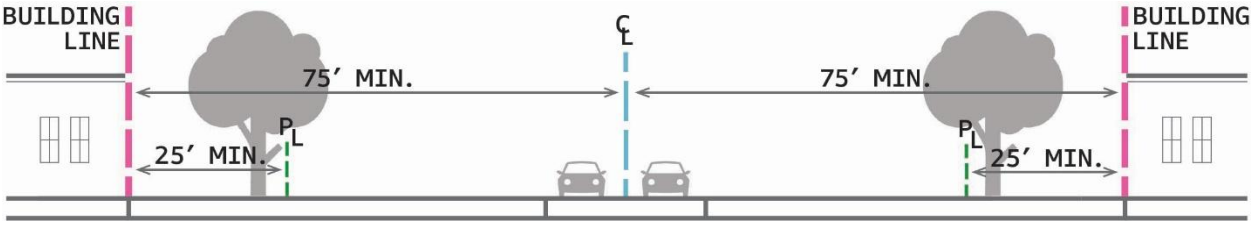


Figure 3: Cardinal Street IMA Setback – Cardinal Street Right-of-Way

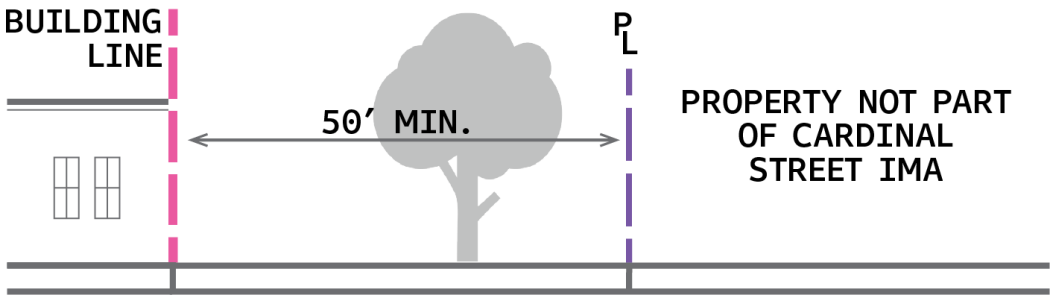


Figure 4: EDTA Subarea Setback – Property Line Not Abutting a Right-of-Way but Abutting a Property Not Part of Cardinal Street IMA

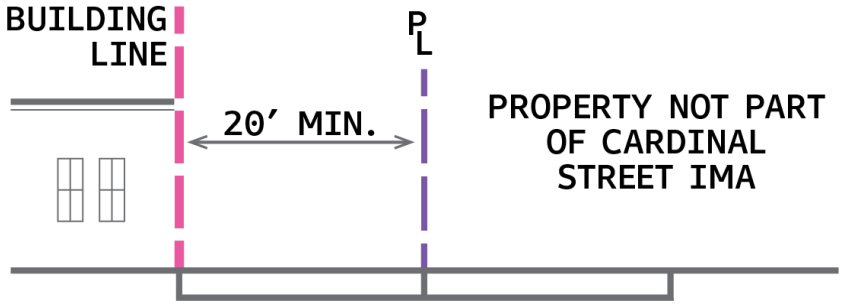


Figure 5: MUA Setback – Property Line Not Abutting a Right-of-Way but Abutting a Property Not Part of Cardinal Street IMA

3. Building Location/Orientation. Arrangement of buildings must be varied to allow for flexibility of development and functional relationships between buildings and outdoor spaces.

   a. Principal buildings in the EDTA containing predominantly neighborhood commercial, other commercial, light industrial with offices, institutional, or transportation-related uses must be located nearest to the Cardinal Street corridor (shown in Figure 6).

   b. Principal buildings in the EDTA containing other ancillary or supporting uses must be located farthest from the Cardinal Street corridor (shown in Figure 6).

   c. Principal buildings in the MUA containing predominantly residential uses must be located farthest from the Cardinal Street corridor (shown in Figure 7).

   d. Unless functioning as a trailhead, public open space and recreational uses in the MUA must be located interior to the site and not located between a building and a public right-of-way.

e. Accessory uses including but not limited to trash receptacles, mechanical equipment, loading docks, and other accessory uses to non-residential development shall be located or screened in such a manner as to be hidden from view of the Suncoast Parkway, interchange access road(s), the Cardinal Street corridor, existing adjacent local street(s), and adjoining residential development.

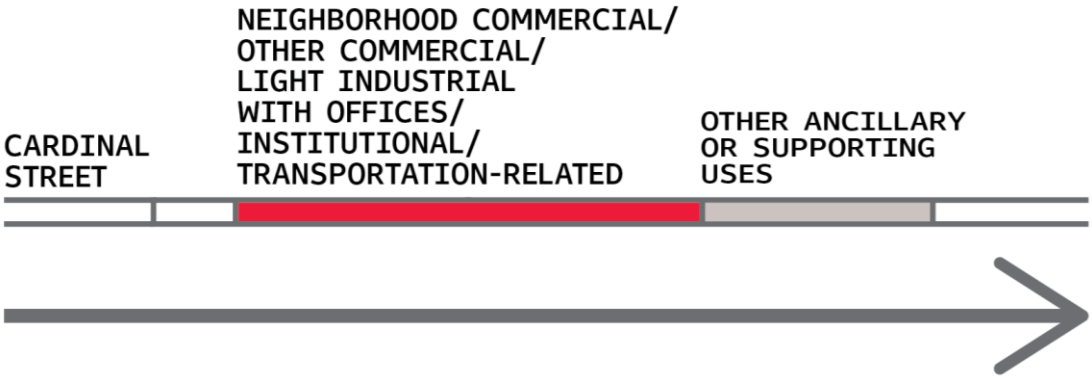


Figure 6: EDTA Buildings – Relationship of Uses Based on Proximity to Cardinal Street

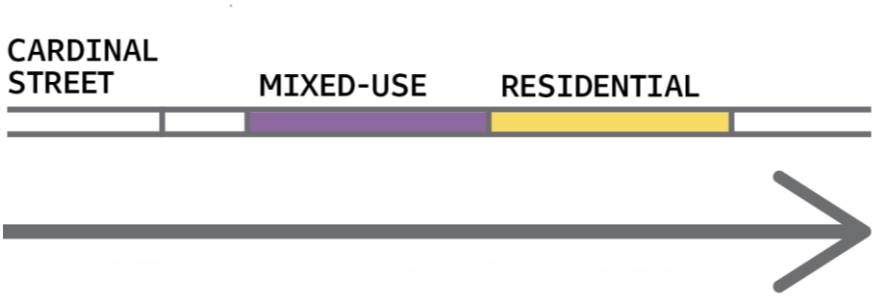


Figure 7: MUA Buildings – Relationship of Uses Based on Proximity to Cardinal Street

4. Access, Circulation, and Parking.

   a. Development in the Cardinal Street IMA must be functionally integrated and linked to surrounding development by extending streets, drives, and sidewalks directly into and across the development and across property lines, thereby providing convenient, direct pedestrian, bicycle, and vehicular access to adjoining development.

b. Frontage roads or reverse frontage roads are encouraged along Cardinal Street consistent with the requirements of Sec. 7135 of the Citrus County LDC.

c. Vehicular access shall be provided by one of the following means:

   i. A single centrally located main service road with direct access from Cardinal Street or a frontage road or reverse frontage road.

   ii. A main service road with direct access from Cardinal Street, or a frontage road or reverse frontage road, combined with at least one other connection to an offsite existing local street that provides indirect access to Cardinal Street (see Figure 8).

d. Parking areas serving development in the Cardinal Street IMA must be arranged around and accessed from the main service road, a frontage road or reverse frontage road, or an access connection to an existing offsite local street.

   i. Short-term parking, defined as two continuous hours of parking or less, must be located along the Cardinal Street frontage.

   ii. Long-term parking, defined as continuous parking longer than two hours, must be located within the site and within (i.e., garage) or behind buildings.

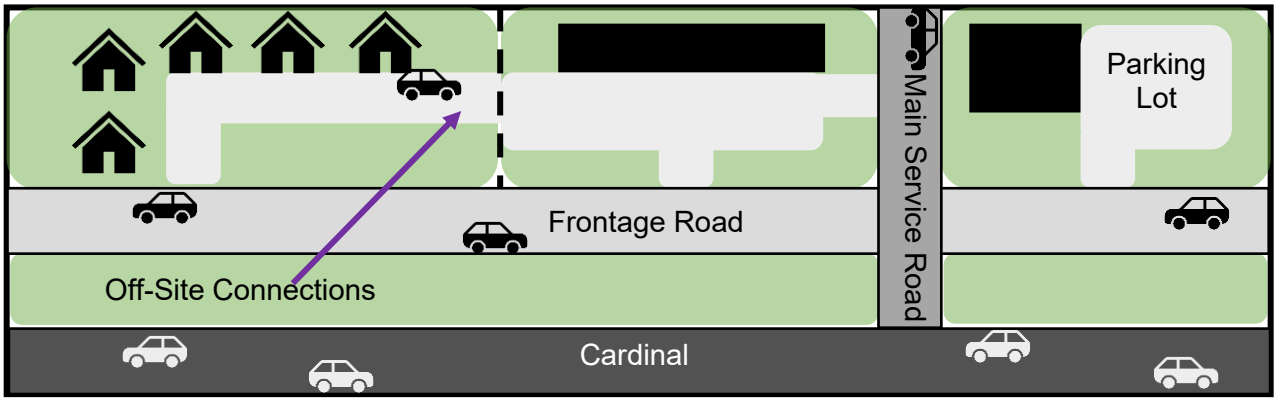


Figure 8: Circulation Diagram

5. Subdivision Standards. Subdivision of land within the Cardinal Street IMA shall adhere to Chapter 11 – Subdivision Regulations of the Citrus County LDC unless otherwise specified herein. Where conflicts exist between Chapter 11 of the Citrus County LDC and the standards herein, the standards herein shall supersede.

    a. When subdividing property within the Cardinal Street IMA, the minimum lot frontage shall be 220 feet for any new non-residential lot abutting Cardinal Street.

    b. The depth of the newly created lot shall not exceed three times its width.

    c. Lot aggregation for proposed development plans shall be required for any parcels of record that do not meet the minimum lot frontage or that cause adverse impacts to traffic circulation due to substandard access spacing. Minimum lot frontage shall not apply to properties that only obtain access from a road that is interior to the subdivision.

    d. No new or additional access points to Cardinal Street will be permitted for properties that are created as the result of parcel or lot splits except as allowed pursuant to the Access Management provisions of Chapter 7, Transportation System Standards, of the Citrus County LDC.

6. Landscaping, Buffering, Fencing, and Screening.

    a. Tree Preservation.

        i. Projects in the CMU District shall comply with tree preservation standards in Chapter 5, Landscaping, Buffering, and Tree Preservation, of the Citrus County LDC.

        ii. Existing trees shall be preserved where possible. If existing landscaping meets the minimum size, species, and opacity requirements of this section, existing landscaping on the property shall be counted towards the requirements of this section. To be counted towards the minimum requirements, the existing landscaping material should be spaced and pruned accordingly to allow the plant full growth potential and long-term health. Plantings spaced closer than the minimum mature spread/width cited in the most recent publication of the Florida-Friendly Landscaping™ Plant Guide shall not be counted towards the minimum requirements. All pruning shall conform to ANSI A 300 (Part 5)-Standard Practices for

Tree, Shrub, and Other Woody Plant Maintenance, most current edition.

iii. If an existing tree to be preserved falls within the landscape area required for a Vehicular Use Area, the existing tree may be counted towards the minimum requirements provided there is enough space to accommodate the tree root systems. Under drains and stone may be used to allow air to access the root systems.

b. General Landscape Requirements.

i. Foundation Plantings. Foundation landscaping shall be required for at least 50 percent of each façade length located along an improved right-of-way, parking area, or any non-residential, multifamily, or mixed-use building façade that includes a customer and/or resident entrance. Such landscaping shall be incorporated into a minimum of five-foot wide landscaped areas located between the required building sidewalk and the first vertical wall of the building façade. Large commercial planters or alternative designs may be used to meet these criteria. Foundation plantings are to be a minimum of 30 inches in height at time of planting.

ii. Irrigation. To maintain the landscaping in a healthy condition, all landscaped areas shall be provided with an irrigation system that supplies 100 percent coverage to all required landscaping plant material. The irrigation system may consist of an automatic or manual underground system, drip system, quick coupling valves, or hose bibs located within 50 feet of all landscaping plant material.

iii. Materials. Landscape plans must be prepared by a qualified professional. Landscape areas covered only with biodegradable mulch, stone, or aggregate shall not be used. In areas subject to erosion, erosion control blankets or suitable reinforced mulch shall be used. Using the concept of “Florida Friendly Landscaping™” or Xeriscape®, a landscape plan shall be submitted identifying all existing vegetation to be preserved, proposed turf areas, and other landscape areas. A minimum of 50 percent of the required plants shall be native species. Installed trees and plants should be grouped together into landscape plant zones according to water and cultural (soil, climate, and light) requirements. Plant spacing shall allow for the optimal long-term health of the plant material.

1. If more than 40 shrubs are planted in a project, a mixture of three or more shrub species is required.

2. If more than 20 trees are planted in a project, a mixture of three or more tree species is required.

3. Permitted trees include those listed as permitted in Chapter 5, Landscaping, Buffering and Tree Preservation. Other types of trees may be substituted if approved by the Land Development Division and consistent with the intent of the CMU District. Alternate plant material must be a "Florida Friendly Landscape" or Xeriscape® species, and drought tolerant.

4. Any plant material listed as prohibited in Chapter 5, Landscaping, Buffering and Tree Preservation, or artificial plant material such as artificial turf, shall be prohibited unless permitted by State law.

iv. Maintenance. The property owner, property owner's association, or other legal entity shall be responsible for the maintenance of all landscaped areas outlined in the approved landscape plan. Upon determination by Citrus County that a required tree or plant is dead, severely damaged, or diseased, the tree or plant shall be replaced by the property owner, property owners' association, or other legal entity with the same or equivalent plant material as approved by Citrus County, in accordance with the standards of this LDC.

v. Installation.

1. At planting, trees must be a minimum of 10 feet in height, have a minimum caliper of two inches at six inches above the root ball, and a clear stem of at least six feet. Trees must meet current ANSI Standards for Nursery Stock.

2. In addition to the tree preservation standards of Chapter 5, Landscaping, Buffering, and Tree Preservation, of the Citrus County LDC, development abutting roads, including but not limited to Cardinal Street, local roads, and internal roads, shall plant canopy trees along the roadway frontage to supplement the existing canopy tree spacing. A Recommended Trees list is provided in Chapter 5, Landscaping, Buffering, and Tree

Preservation, of the Citrus County LDC. New trees shall align with the existing trees and be spaced 30 to 40 feet on center.

3. Plants required by this section shall be planted in soils suitable for the species specified. Soil depth shall be minimum of 30 inches. Soils must be provided with suitable pH, coarseness, fertility, and slope that will maximize the long-term vitality of plantings. Planting specifications shall be depicted on all landscape plans.

4. Landform berms shall have slopes no greater than one vertical foot for each three horizontal feet, shall have at least two feet of flat area on top that is less than two percent sloped, and shall have adequate protection to prevent erosion. Landform berm specifications shall be depicted on all landscape plans.

c. Suncoast Parkway and Interchange Access Road Buffering and Landscaping.

i. All non-residential development within the Cardinal Street IMA shall maintain a Type B Buffer as detailed in Chapter 5, Section 5400, along the right-of-way of the Suncoast Parkway and interchange access roads (i.e., ramps). If existing vegetation is to be preserved, a varying buffer design may be utilized where the minimum buffer width is ten feet.

d. Enhanced Buffering for Incompatible Uses.

i. An incompatible land use buffer shall be provided under the following conditions:

1. Any Vehicular Use Area that abuts a public park, environmentally sensitive area as defined by a local, state, and/or federal government, or land principally used for residential or zoned Rural Residential (RUR) or Agricultural (AGR).

2. The boundary of a parcel that abuts a public park, environmentally sensitive area as defined by a local, state, and/or federal government, or parcel principally used for

residential or zoned Rural Residential (RUR) or Agricultural (AGR).

3. The boundary of a parcel within the EDTA subarea that abuts a parcel within the MUA.

ii. The incompatible land use buffer shall be designed in accordance with the Type D Buffer standards, and require a wall, as found in Chapter 5, Landscaping, Buffering, and Tree Preservation, of the Citrus County LDC.

iii. Buffer walls shall comply with the requirements of Chapter 5, Section 5510, Wall, of the Citrus County LDC. Fences may be used to meet the buffer requirement but shall be constructed of PVC, or wood material compatible with adjacent residential areas. The wall or fence shall have a single hedge row located on the residential side of the fence, with plantings not less than four feet in height and spaced no greater than three feet on center. Walls and fences not used to meet the buffer requirement shall be regulated by the Citrus County LDC, Chapter 3, as applicable to the use.

iv. Arrangement of required trees and shrubs in clusters or groupings is encouraged, but trees shall not be spaced more than 50 feet apart on center.

v. Stormwater retention areas shall not be located within required buffers.

vi. The PUD process may allow a different Buffer Type standard than found in Chapter 5, Landscaping, Buffering, and Tree Preservation, of the Citrus County LDC so long as such buffer is consistent with the intent of the CMU District but does not eliminate the requirement for a buffer of some type.

7. Vehicular Use Area Landscaping Requirements.

a. Right-of-Way Screening

i. A minimum Type C Buffer as detailed in Chapter 5, Sec. 5400, of the Citrus County LDC shall be installed along the right-of-way of Cardinal Street and new development, or if a frontage road is present, between the frontage road and new development. The

landscaping along Cardinal Street or the frontage road shall be unbroken except for required driveways, pedestrian circulation systems, and other public safety elements. Primary landscaping elements shall aim to visually reduce the scale of the adjacent interchange access road and non-residential structures. Secondary landscape elements shall include formal, orderly planting beds with highly defined edges. If existing vegetation is to be preserved, a varying buffer design may be utilized where the minimum buffer width is fifteen feet.

b. Parking Areas and Interior Landscape Islands.

i. For surface parking lots, no more than ten parking spaces shall be continuous without landscaping. For every ten parking spaces, a minimum of 400 square feet landscape island is required that includes at least one shade tree and six shrubs. The remainder of the landscape island shall only be landscaped with grass or other vegetative ground cover, mulch, shrubs, or trees. Grouping of landscape islands is encouraged to promote the healthy growth of larger shade trees, so long as the total landscape island area provided meets or exceeds 400 square feet for every ten parking spaces. Each landscape island shall be a minimum of ten feet in width in the narrowest dimension. If the landscape island has a concrete curb, the ten feet in width shall be measured from back of curb to back of curb to allow greater rooting area for trees.. Selection of shade trees shall utilize the “Right Tree, Right Place” approach to minimize damage to curbs, paving, and walkways. The landscape island shall also extend the required length of the parking space, or parking spaces if configured front-to-front or end-to-end, as shown in Figures 9 and 10. Alternative landscape island designs are subject to approval by PUD as outlined in this LDC.

ii. Landscaped areas in or adjacent to Vehicular Use Areas shall be protected by concrete curbing, anchored wheel stops, or other durable materials if approved through the PUD process and consistent with the intent of the CMU District. Such protective elements shall prevent parked vehicles from extending more than two feet into any required landscape area. Wood timbers that are not part of a structural retaining wall shall not be used to meet this requirement.

iii. Bioretention swales, defined as gently sloping, linear-oriented vegetated channels designed to direct stormwater runoff by filtering, infiltrating, and conveying water across an elevation gradient, are required where feasible. Bioretention swales shall be grouped within landscape islands. If the soil is not suitable for bioretention, the bioretention requirement may be waived by an alternative design subject to approval by PUD.

iv. It is encouraged that interior landscape islands and surrounding areas use Low Impact Design (LID) when designing parking lot areas per Chapter 6, Sec. 6220, of the Citrus County LDC.

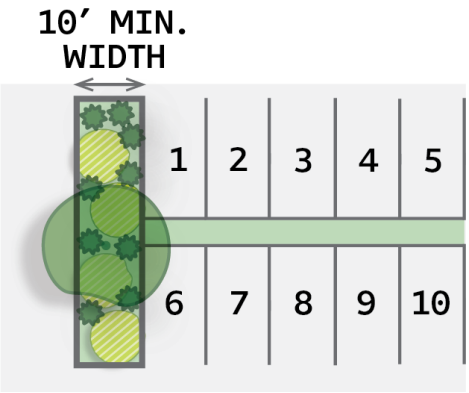


Figure 9: Parking Area Landscape Island (Example 1)

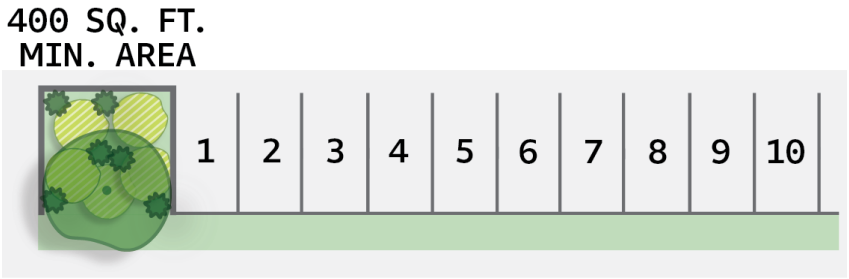


Figure 10: Parking Area Landscape Island (Example 2)

8. Utility Screening Requirements.

   a. Dumpsters are subject to the requirements of LDC Chapter 3, Use Standards, Sec. 3740 and Sec. 3745.

b. All newly developed and redeveloped above ground utility appurtenances visible from the public right-of-way, including pedestals, utility meters, transformers, back-flow prevention devices, etc., shall be screened with plant material selected from the County-approved hedge plant material list. Chain link fencing alone shall not be considered as a screening mechanism.

9. Site Lighting

a. Required Lighting. Lighting in the Cardinal Street IMA shall adhere to Chapter 3, Sec. 3740 and Sec. 3745 of the Citrus County LDC unless otherwise specified herein. Lighting of development in the Cardinal Street IMA is required to provide secure, safe, and adequately lighted outdoor spaces. Lighting during nighttime hours is required for the following:

i. Public streets, sidewalks, and other common areas or facilities.
ii. Connecting entrances to any mixed-use development.
iii. Entrances and exits in industrial developments and substantial buildings therein.
iv. Entrances, parking and loading areas, driveways, sidewalks and pedestrian facilities of commercial, office, institutional, and utility or public developments.

b. Pedestrian Circulation Lighting. To encourage circulation, pedestrian walkways connecting buildings should be inviting, safe, and well lighted. Bollard lighting shall be preferred to overhead lighting to reduce light pollution.

c. Pole Height. For pedestrian areas, the maximum height of a light pole shall be sixteen (16) feet, including the base. For all other areas, the maximum height of a light pole shall be thirty-five (35) feet, including the base. Light poles exceeding thirty-five (35) feet in height shall not be allowed unless approved through the PUD process and consistent with the intent of the CMU District.

d. Lighting Fixtures. All exterior lighting installations shall use concealed source and approved dark sky friendly fixtures as defined by the International Dark Sky Association (IDA). These shall be full cutoff or cutoff type fixtures in which the lenses do not project below the opaque section of the fixture. Fixture styles shall be consistent throughout the site and selected for their aesthetic value as well as their functional value.

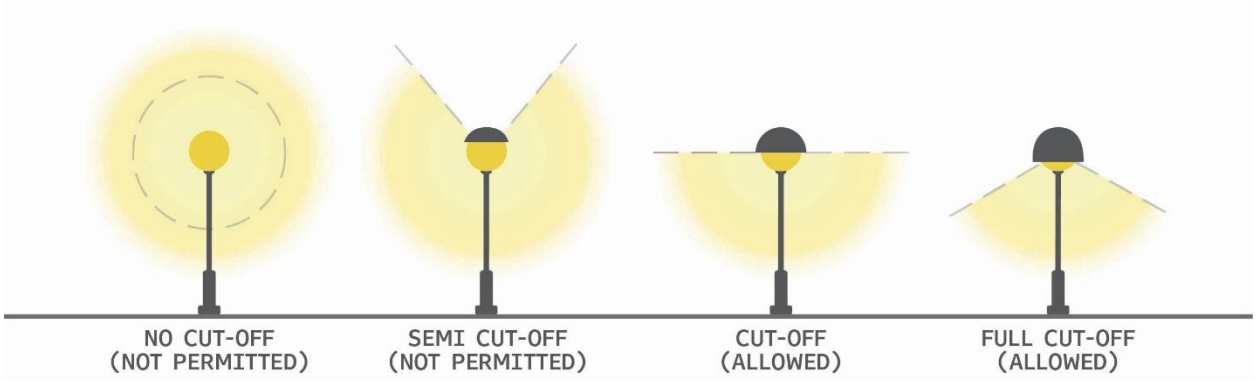


Figure 11: Lighting Cut-Off

e. Excessive lighting/illumination. Lighting of facilities and other uses shall be arranged and operated in such a manner as to prevent direct glare or hazardous interference of any kind to residentially used or zoned property, adjoining streets, drives, walkways, and general rights-of-way. Lighting within any parcel that unnecessarily illuminates any other parcel based on the criteria provided below for luminaire design and installation shall be considered excessive.

f. Luminaire Design and Installation.

i. No Light Trespass beyond the property line shall be permitted.

ii. No Luminaire shall cause glare onto any adjacent property, or onto the public right of way.

iii. Where lighting targets primarily the ground or horizontal targets, including but not limited to parking areas, loading docks, recreational areas, and site entrances, Luminaires shall meet Full Cutoff criteria, so that no light will cause Light Trespass as specified in this section, or glare.

iv. Where lighting illuminates features on an above grade or vertical target, including but not limited to architectural features, signs, landscaping, fountains, and sculptures, Luminaires shall be Full Cutoff or Cutoff and shall be installed and aimed to minimize their output past the object being illuminated, skyward or otherwise. Such lighting shall not cause Light Trespass as specified in this section, or glare.

v. Illumination for building facades and/or landscapes whose primary purpose is decorative is prohibited between 10:00 pm and 6:00 am except during Business Hours. The lighting shall be controlled by an automated timer system.

vi. Motion-activated lighting systems shall not be activated by movement beyond the property boundary.

vii. Where lighting illuminates an under-canopy area, Luminaires shall meet Full Cutoff criteria and maintain an average horizontal Illumination in the area directly below the canopy not to exceed 20 Foot-Candles, with no value exceeding 30 Foot-Candles.

viii. Wall- or pole-mounted floodlights shall be aimed no higher than 45 degrees below horizontal, and they shall comply with cutoff requirements and Light Trespass limits as specified in this section.

ix. The following lighting systems are prohibited: Any dynamically changing lights, including strobe lights, or lights that are programmed to be flashing, blinking, or moving; except that lighting systems may dim or brighten in response to changes in ambient light as permitted in the Citrus County LDC.

x. Safety Lighting. Covered doorways, including porches, shall be lighted in a sensitive manner while providing security. Streets shall be lighted at a low, non-disruptive level. Unless the business operates continuously, lighting not critical for safety or security in Vehicular Use Areas shall be extinguished nightly after business hours. After-business hours lighting critical to safety or security shall not exceed two Foot-Candles.

10. Signage

a. General Signage Provisions. All signs shall conform to requirements within Chapter 9, Signs, of the Citrus County LDC, unless otherwise specified herein. Where conflicts exist between Chapter 9 of the Citrus County LDC and the standards herein, the standards herein shall supersede.

i. Signs that are exempt from permitting are listed in Chapter 9, Section 9210, Exempt from Permitting, of the Citrus County LDC.

ii. Compliance with the standards and requirements of this section shall not constitute a defense to an action brought to abate a nuisance under the common law.

b. Definitions.

i. Awning/Canopy Sign. A sign affixed flat against the surface of an awning. An awning is a retractable or fixed shelter constructed of nonrigid materials on a supporting framework that projects from the exterior wall of a building.

ii. Parkway Sign. A freestanding sign that is located on a lot or parcel adjacent to the Suncoast Parkway or Suncoast Parkway on/off ramps.

iii. Monument Sign. A three-dimensional, self-supporting, base-mounted freestanding sign, consisting of two or more sides extending up from the base, and upon which a message, business, group of businesses, or center name is affixed.

iv. Multi-tenant Sign. A sign which advertises two or more businesses that are located on a single lot or parcel of property, are connected by a common wall, partition, canopy, or other structural member to form a continuous building or group of buildings, share a common parking area or otherwise present the appearance of a single contiguous business area.

v. Pole or Pylon Sign. A permanently affixed sign which is erected upon or supported by the ground on one or more poles, uprights, or braces.

vi. Roof Sign. A sign erected above the roof line of a building.

c. Prohibited Signs.

i. Signs listed under Chapter 9, Section 9220, Prohibited Signs, of the Citrus County LDC.

ii. Pole or pylon signage, except when used as a Parkway Sign.

iii. Billboards.

iv. Roof-mounted signage.

v. Offsite signage.

vi. Digital signs or signs that revolve, are animated, utilize movement or apparent movement, utilize lights or illumination that flash, move rotate, scintillate, blink, flicker, or vary in intensity or color, or signs that create an unsafe visual distraction for motorists or pedestrians.

vii. Signs or sign structures that interfere in any way with free use of any fire escape, emergency exit, or standpipe.

viii. Signs that obstruct, or substantially interfere with, the vision of pedestrians, cyclists or motorists traveling on or entering or exiting public streets.

ix. Non-governmental signs that use the words “stop”, “look”. “danger”, or any similar word, phrase, or symbol when such sign presents or implies the need or requirement of stopping or the existence of danger, or which is a copy or imitation of official signs.

x. No sign may be erected so that by its location, color, size, shape, nature, or message it would tend to obstruct the view of or be confused with official traffic signs or other signs erected by governmental agencies.

xi. Signs that resemble any official sign, symbol or marker erected by any government agency, or that by reason of position, shape or color would conflict with the proper functioning of any traffic sign or signal, or be of a size, location, movement, content, color, or illumination that may be reasonably confused with or construed as, or conceal, a traffic-control device.

d. Sign Design Standards.

i. Sign Height and Setbacks. The type, height, placement, and number of Permanent Signs permitted for buildings containing non-residential or multifamily uses, or mixed-uses, are provided in the table below. Height and placement requirements include the Sign Structure, unless otherwise stated:

Table 1: Sign Requirements

Sign Type	Height from Grade	Placement	Maximum Number
Awning/Canopy Signs	Max. 20 feet	Entirely within awning	1 per business frontage
Freestanding Ground Signs, Limited to Monument Style Only	Max. 8 feet	Min. 15 feet setback from public right-of-way; Min. 200 feet separation between each freestanding sign on the same site	1 per street frontage; applicable to single-tenant development; not allowed in addition to Multi-tenant Signs on the same frontage
Multi-tenant Signs, Limited to Monument Style Only	Max. 12 feet	Min. 15 feet setback from public right-of-way; Min. 200 feet separation between each freestanding sign on the same site	1 per street frontage; applicable to multi-tenant development; not allowed in addition to other freestanding Ground Signs on the same frontage
Parkway Signs	Max. 50 feet for single tenant Max. 80 feet for multiple tenant	25 feet setback from Suncoast Parkway right-of-way	1 sign structure per every 1,000 linear feet of lot/parcel frontage on the Suncoast Parkway, not to exceed 2 sign structures per lot/parcel adjacent to the Suncoast Parkway right-of-way
Projecting Signs	Min. 8 feet; Max. 30 feet or to beginning of roofline, whichever is less	May not project more than 4 feet from building wall	1 per business frontage
Wall Signs	Min. 8 feet if projecting into public right-of-way; Max. 20 feet	Entirely within building wall extent; May not project more than 2 feet from building wall	1 per business frontage
Window Signs	Within window area	Within window area	See below requirements in subsection

ii. Sign Type Requirements.

a. Awning and Canopy Signs. The required dimension description in Table 1 is shown in Figure 12.

b. Freestanding Ground Signs Monument Style. Freestanding ground signs in the CMU District must be monument style, defined as being attached to the ground or to its base on grade by a solid sign structure and which extends from the ground or base to the top of the sign face at a maximum of 8 feet as shown in Figure 13.

c. Multi-tenant Signs. The required dimension description in Table 1 and meet requirements of subsection ii.b. above, except for height, which may be increased to 12 feet from ground or base on grade.

d. Parkway Signs. The required dimension description in Table 1. The additional requirements must also be followed:

i. Additional Permitting. FDOT may require permitting for any sign structures in proximity to an interstate, freeway, or highway.
ii. Location. Must be onsite signage located on a lot or parcel adjacent to the Suncoast Parkway right-of-way. Offsite signage shall be prohibited.
iii. Accessory. All Parkway Sign structures are accessory to a building or use on the same property. At least one building or structure that houses a principal business or use must be located on the same property as the Parkway Sign.
iv. Design. Parkway Sign shall only be one- or two-sided. Billboards or billboard type V-shaped signs shall be prohibited. Supporting structure (poles, beams, cross-bracing, etc.) for the Parkway Sign shall be enclosed within the sign structure and material cladding.
v. Protrusions. Lettering and other materials to be secured to a Parkway Sign shall be designed to deter the buildup of debris, bird nests, and other foreseen maintenance issues that could cause obstructions or safety issues and compromise the stability and functionality of the sign and sign structure over time. Curved surfaces of protruding

elements are required. Any vertical or horizontal surface attached to the face of a Parkway Sign shall protrude no more than two inches beyond the face of the sign structure or surface.

e. Projecting Signs. The required dimension description in Table 1 is shown in Figure 14.

f. Wall Signs. The required dimension description in Table 1 is shown in Figure 15.

g. Window Signs. Interior and exterior Window Signs are permitted in ground floor windows only and must be counted toward the maximum allowed Sign Face Area per building containing non-residential uses. The total area of all interior or exterior window signs must not exceed 25 percent of the total ground floor window area of the building frontage.

iii. Sign Face Area.

a. Each building containing non-residential uses or multifamily uses are permitted two square feet of Sign Face Area per linear foot of Building Frontage up to a maximum of 200 square feet of Sign Face Area per building. The permitted Sign Face Area may be distributed among permitted permanent sign types. A double-faced sign shall be considered a single sign and only one sign face shall be included in the sign area. However, signage designed for pedestrian viewing only, such as wayfinding or small directional signs, or signage critical to safety, shall not be included in calculating the maximum allowable sign area per lot.

iv. Sign Illumination.

a. EDTA. Unless otherwise prohibited by this section, signs in the EDTA subarea may be internally or externally illuminated so long as external lighting is directed toward a sign and shielded so that such lighting illuminates only the face of the sign and does not shine directly into a public right-of-way to impair vision of pedestrians, cyclists, or motorists or to cause glare on residential properties. All changeable message signs in the EDTA shall conform with lighting requirements in Section 9240.

b. MUA. Internally illuminated signage is prohibited in the MUA. Signs in the MUA must be unlit or lighted from the front with no more than two light sources consistent with the Site Lighting standards herein.

v. Sign Construction. In addition to compliance with all applicable building codes, permanent signs shall be securely fastened to the ground or to some other substantial supportive structure so that there is virtually no danger that either the sign or the supportive structure may be moved by the wind or other forces of nature and cause injury to persons or property.

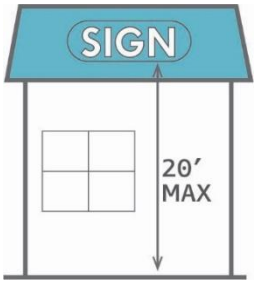


Figure 12: Awning/Canopy Sign

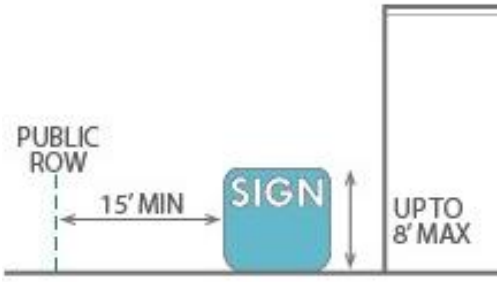


Figure 13: Monument Ground



Figure 14: Projecting Sign

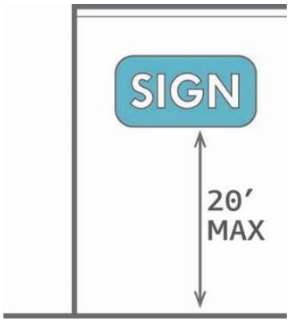


Figure 15: Wall Sign

B. Building and Architectural Standards

1. General.

a. All non-residential and mixed-use development in the Cardinal Street IMA shall adhere to the design standards in Chapter 3, Sec. 3740 and Sec. 3745 of the Citrus County LDC unless otherwise specified herein. Where conflicts exist between Chapter 3, Sec. 3740 and Sec. 3745, of the Citrus County LDC and the standards herein, the standards herein shall supersede.

b. The Citrus County Land Development Division is hereby authorized to prepare a corresponding Cardinal Street Mixed Use District (CMU) Development Standards Visual Guide to assist in the implementation of this ordinance

2. Massing and Building Height. Massing and building heights in the CMU District must be varied.

    a. EDTA. There is no maximum building height or number of stories in the EDTA. For all projects in the EDTA, the building height and number of stories must be consistent with the intent of the CMU District and approved by PUD.

    b. MUA.

        i. The maximum building height to beginning of roofline must not exceed 40 feet.

        ii. The maximum building height to highest appurtenance must not exceed 52 feet.

        iii. No building shall have more than three (3) stories.

        iv. Buildings having more than two stories and located within 40 feet of land principally used or zoned for single-family residential must step-back the uppermost story by at least ten feet from the second story façade line for a three-story building. If the uppermost story step-back requirement cannot be met due to structural considerations, the entire structure must be setback at least ten feet further than the minimum setback required. Deviations from the uppermost story step-back requirement and additional setback provision may be considered if consistent with the intent of the CMU District and approved by PUD.

        v. Non-residential and residential development may be mixed horizontally or vertically.

            a. Horizontal Mixed Use is defined as when residential and non-residential uses are located within different buildings.

            b. Vertical Mixed Use is defined as when residential and non-residential uses are located within the same building, the first story of which is designed for non-residential uses only.

3. Architectural Styles/Facades and Elements. A mix of familiar traditional and contemporary architectural styles, elements, and features are required.

a. Architectural styles shall include a mix of traditional architectural styles such as Florida Cracker/Old Florida Vernacular, Craftsman/Florida Bungalow, and Victorian Revival, and contemporary architectural styles such as Main Street Commercial and Industrial as appropriate for the building's allowable use by CMU District subarea; however, alternative interpretations of these styles may be considered and approved under the PUD.

b. Required building elements shall be provided consistent with the design standards in Chapter 3, Sec. 3740(D) and Sec. 3745(D) of the Citrus County LDC as applicable to non-residential and mixed uses, unless otherwise specified herein.

c. Fenestration.

    i. EDTA. The minimum building front fenestration must be 30 percent of the façade.

    ii. MUA. The minimum building front fenestration must be 60 percent of the first-floor façade and 40 percent of any upper-floor façade, unless the upper-floor is principally used for residential.

d. Building entrances must have canopies or covered porches.

e. First floor facade windows must have awnings or sun-screening devices.

f. In the MUA, sidewalks along non-residential building frontages having a residential upper story must be covered by an awning, canopy, or porch, or may be colonnaded if such colonnade meets all applicable setbacks.

g. Placemaking elements ancillary to buildings including but not limited to pedestrian amenities, landscaping, lighting, and signage (or murals) shall be compatible with the existing rural character of the Cardinal Street IMA and consistent with the architectural styles described herein. Flexibility shall be allowed through the PUD process in the review of streetscape elements if consistent with the intent of the CMU District.

4. Building Materials. Buildings must be constructed of high-quality, durable materials approved by the Florida Building Code. Building materials may utilize contemporary technologies but must maintain the following appearance:

a. Exterior Walls: Stucco, stone, brick (exposed or painted), and wood veneers on masonry and/or framed substrates. For industrial uses in the EDTA, metal or metal veneers on concrete masonry and/or framed substrates may be considered if approved by PUD.

b. Windows and Doors: Aluminum-framed storefronts and vinyl framed windows.

c. Roofing: Low slope with parapets or sloped (4:12 to 12:12 slopes).

d. Awnings, Canopies, and Porches: Fabric and wood. Metal may be considered if approved by PUD.

C. Parking, Bicycle/Pedestrian Access, and Transit

1. Parking.

a. Parking Spaces.

i. The number of parking spaces shall be determined in accordance with LDC standards. Each parking space in excess of the minimum shall require an additional landscaped area of ten square feet to be placed within the internal parking area, frontage road, and/or right-of-way buffer. Compact car spaces may be allowed at a maximum of ten percent of the required number of parking spaces.

ii. In the MUA, whether uses are horizontally or vertically mixed, the parking standards for each proposed use shall be required as cited elsewhere in the Citrus County LDC consistent with the proposed use unless a parking reduction is specifically granted in this section or by PUD or Development Agreement.

iii. One parking area may contain required spaces for several different uses, except as otherwise provided in this section. The required number of spaces assigned to one use may not be credited to any other use within the same development.

b. Parking Lot Location. Parking is to be located within (i.e., garage) or behind buildings unless associated with a transportation-related use in the EDTA (e.g., gasoline service stations, drive-thru restaurants, etc.) or

otherwise provided in this section or specifically approved through the PUD process and consistent with the intent of the CMU District.

2. Bicycle/Pedestrian Access, Circulation, Safety, and Comfort.

    a. The bicycle/pedestrian orientation of the Cardinal Street IMA shall be enhanced by new development.

    b. In addition to the automobile cross-access required by the access standards in Chapter 7, Sec. 7100, of the Citrus County LDC on collector roadways, pedestrian/bicycle cross-access is also required in the Cardinal Street IMA.

    c. Projects abutting any public right-of-way where sidewalks do not currently exist, or abutting public right-of-way where sidewalks are not complete, are required to construct and/or improve missing links in the existing sidewalk system. These links may be used to provide pedestrian access to other developments, to shared parking, and/or to handicapped parking spaces. Sidewalks from customer entrances to pedestrian sidewalks shall be provided in all development within the CMU District that includes non-residential and mixed-uses.

    d. Internal sidewalks and bikeways must be provided to connect all onsite non-motorized circulation systems and all public entrances and exits in a manner that minimizes out of direction travel. The following standards shall apply to internal sidewalks and bikeways:

        i. Must maintain a minimum sidewalk width of six feet, or if combined with a bikeway, a minimum width of 10 feet.

        ii. Must meet all other applicable accessibility design and construction standards adopted by the Citrus County LDC and required by state or federal laws.

        iii. Must be kept free from fixed or portable obstacles for the full width of the sidewalk or bikeway and must be kept free from overhanging projections to a height of eight (8) feet above the pavement surface of the sidewalk or bikeway.

    e. <u>Bicycle Parking Areas.</u>

i. The definition of bicycle parking space, location, and other requirements pertaining to bicycle parking shall be consistent with Chapter 7, Sec. 7280 of the Citrus County LDC unless otherwise required herein.

ii. Bicycle parking areas, when required herein, must be located within 50 feet of the building entrance.

iii. Bicycle parking areas shall be comprised of racks with distinct spaces meeting the following standards:

a. Rack Design.

i. Galvanized or stainless-steel material coated with PVC or powder coated.
ii. Locking pole diameter between 1.5 inches and 2.5 inches.
iii. Secured with tamper-proof nuts, securely anchored, and installed on a permanent foundation (e.g., concrete pad).
iv. Accommodates a variety of bicycle sizes and frame shapes and allows both bike wheels to remain on the ground.
v. Supports the bicycle frame in at least two places so that the bicycle cannot be pushed over or easily fall.
vi. Allow for the frame and at least one wheel to be locked to the rack without having to remove a wheel from the bicycle.

b. Rack Spacing.

i. Each rack must provide space on each side totaling two bicycle parking spaces per rack.
ii. Racks must be aligned parallel to each other if feasible (preferred). If parallel alignment is not feasible, racks must be aligned end-to-end.
iii. If aligned parallel, racks must be spaced at least 30 inches apart with a preference of 48 inches apart.
iv. If aligned end-to-end, racks must be spaced at least 120 inches apart on-center.

f. Required Number of Bicycle Parking Spaces. Bicycle parking areas comprised of racks with distinct spaces shall be required for all development in the CMU District.

i. At minimum one (1) bicycle parking space shall be required for every 2,000 square feet of non-residential floor area (shown in Figure 16), up to a maximum of 25 bicycle parking spaces.

ii. A minimum of 0.2 bicycle parking space shall be provided for each multifamily dwelling unit rounded up to the nearest whole number (shown in Figure 17), up to a maximum requirement of 40 bicycle parking spaces. Where more than 20 bicycle parking spaces are required, the number of spaces in excess of 20 shall be covered racks for long-term bicycle parking either located under roof or interior to a building.

iii. For mixed-use developments, both formulas in subsection i and ii above shall be applied, up to a maximum requirement of 65 bicycle parking spaces for the development.

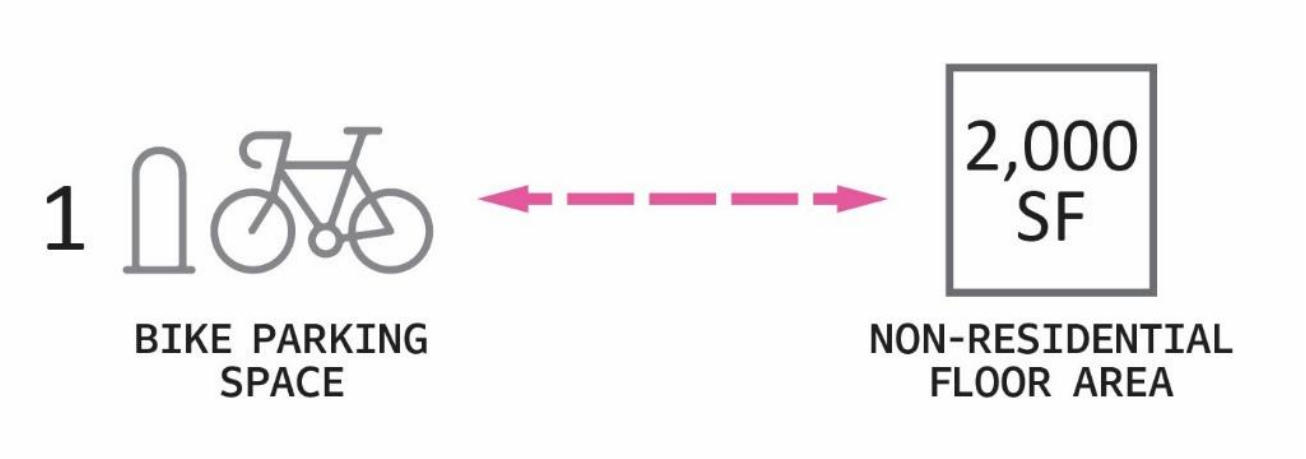


Figure 16: Bicycle Parking – Non-Residential

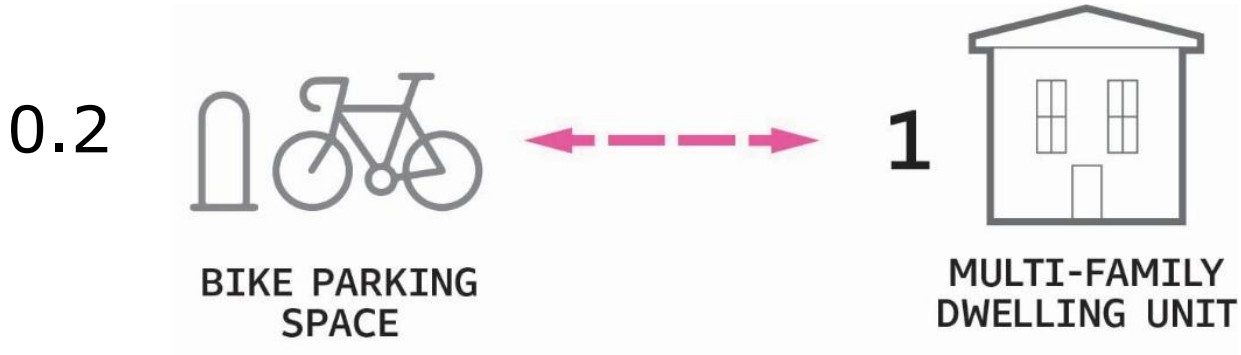


Figure 17: Bicycle Parking – Multifamily Residential

3. Trail Access. Projects directly abutting Cardinal Street are required to dedicate an easement along Cardinal Street for future construction of a multi-use path to connect to the Suncoast Trail trailhead at the intersection of the Cardinal Street IMA and the Suncoast Parkway. Such easement must be at least twenty feet in width, referenced in the PUD, and dedicated at the time of Development Agreement.

4. Transit Access

    a. Transit access, including bus stops with shelters, shall be provided in all development within the Cardinal Street IMA consistent with Chapter 7, Sec. 7270 of the Citrus County LDC. If transit access is already present within a quarter mile of the development, the requirement for provision of transit access may be waived if approved by PUD.

    b. Shelters for bus stops shall be designed to be consistent with the preferred architectural styles of the CMU District.

D. Access Management.

1. The use of shared or cross access and interconnected parking lots and frontage roads or reverse frontage roads shall be implemented in each development plan to accomplish direct access to property within the Cardinal Street IMA. These access features shall be designed to connect to more than one other roadway, whenever feasible, to enhance the overall accessibility of the developed area. The County may require these conditions to be recorded with the legal description of the property where cross access agreements or other applicable conditions apply.

2. The distance to the first access connection from the ramp taper shall be consistent with Florida Department of Transportation (FDOT) requirement for state highways, or at least 660 feet on interstate access roads that are under local jurisdiction and should be right-in/right-out only. This distance shall be measured from the end of the ramp taper for that quadrant of the interchange.

3. The County shall require a minimum driveway spacing of 660 feet where feasible and practicable consistent with sound and generally accepted engineering practices and principles.

4. Each development plan shall provide for appropriate stub-outs to support cross access between adjacent parcels.

5. The minimum distance to the first full median opening shall be at least 1,320 feet, as measured from the end of the taper of the egress ramp.

6. Any access point or median opening that does not comply with one (1) or more provisions of this subsection may be designated as Interim Access upon approval by the County through the PUD process based upon the requisite and competent evidence being submitted by the applicant and accepted by the County. In all cases where the access is designated as Interim Access, such access shall be specifically noted on the development plan submitted for approval. The requirement to provide subsequent alternative access shall run with the property and be a condition of development approval. The future planned alternative access shall be specifically identified. Property that is capable of being served by the future planned alternative access per determination of the County during the PUD process, shall require that the Interim Access be eliminated or altered, at the cost of the owner/applicant, and that the property utilize the new access location which is consistent with the provisions of this subsection.

7. The minimum length of driveways, or throat distance, shall vary based upon the proposed land use for the particular parcel of land and the projected daily and peak hour traffic volumes for the proposed development on the property. The driveway throat distance shall be measured from edge of traveled way to the first internal drive. To minimize potential vehicle stacking that would present a traffic operational or safety concern on the interchange access road, the minimum throat distance for any driveway within the Cardinal Street IMA shall be the following:

Driveway Throat Distance (Linear Feet)		
Peak Hour Trips	*With Right Turn Lane*	*Without a Right Turn Lane*
50 or less	15	30
51 to 99	25	50
100 or more	75	150

E. Open Space Requirements

1. Amount required. For residential uses in the MUA, the minimum open space requirement shall be 20 percent of the overall site area. The required open space shall be exclusive of:

    a. Area(s) encumbered with any substantial structure whose primary purpose is other than passive or active recreation.

    b. Area(s) devoted to use as a roadway or road right-of-way, parking area, sidewalk, or interior landscape islands whose primary purpose is other than passive or active recreation.

    c. Natural water bodies and wetlands comprising more than half of the 20 percent of the overall site area that will be applied toward the minimum open space requirement. Areas of natural water bodies shall be calculated using the ordinary high-water line. However, required drainage retention areas shall not be considered natural water bodies and shall be included in calculations of open space.

2. Location, shape, and size of open space.

    a. Location. Open space areas shall be centrally located and conveniently, safely, and legally accessible (but not necessarily contiguous) from the dwelling units, or other structures they are intended to serve. Open space areas shall be sited with sensitivity to surrounding development. The nearest part of an open space area should not be more than 1,000 feet from any proposed dwelling unit it is required to serve.

    b. Shape. Each open space area shall be of such minimum dimensions as to be functionally usable by the residents of the development.

    c. Size. When a development is phased, the aggregate open space platted at the initial phase shall not be less than the 20 percent required. The required open space should consist of large areas for use and enjoyment.

Therefore, although flexibility in design may dictate the judicious use of small tracts and buffer areas, the layout of the development must generally incorporate broad areas for open space.

3. Usable Area. All required open space shall be capable of being used and enjoyed for purposes of informal and unstructured recreation and relaxation, and shall include the following:

    a. Passive space. A minimum of 25 percent of the required open space shall be available to the residents as passive, undeveloped open space. This undeveloped open space shall be left in its natural or undisturbed state, except as follows:

        i. If wooded upon the date of development agreement, the cutting of trails for walking or jogging purposes and provisions for picnic areas is allowed. In addition, the Board of County Commissioners may require the developer to make other improvements such as removing dead or diseased trees, thinning trees, or other vegetation to encourage more desirable growth and allow for grading and seeding.

        ii. If not wooded at the time of development agreement, the open space shall be properly vegetated and landscaped at 1 tree per 3,000 square feet of required open space area with the objective of creating a wooded area that is consistent with the open space requirement and enhances the existing rural character of the Cardinal Street IMA.

    b. Active space. Open space not required as passive undeveloped open space may be developed as active space for recreation activities consistent with a Pocket Park or neighborhood-scale walk-to park that provides pedestrian or bicycle access. Where no such activities are proposed, the Board of County Commissioners may require installation of recreational facilities, taking into consideration:

        i. The character of the open space land.

        ii. The recreation needs and age of persons likely to reside in the development.

        iii. Proximity, nature, and excess capacity of existing and proposed county and municipal recreation facilities.

        iv. The cost of recreational facilities.

4. Preservation of open space. Any lands applied toward the minimum open space requirement shall be protected by appropriate ownership covenants and deed restrictions, ensuring that:

    a. The open space area will not be further subdivided or developed for any use other than recreation in the future.

    b. The use of the open space, for the purposes specified herein, will continue in perpetuity.

    c. Appropriate provisions will be made for the maintenance of the open space.

5. Open space ownership and maintenance.

    a. Type of Ownership. Except as provided herein, usable open space and recreation facilities required to be provided by the developer in accordance with this section shall not be dedicated to the public but shall remain under the ownership and control of the developer (or his successor) or homeowners association or similar organization. The type of ownership shall be selected by the developer, subject to approval by the Board of County Commissioners. With Board of County Commissioners approval, local or state public jurisdictions or agencies and quasi-public organizations may elect to assume ownership and/or maintenance of open space areas, provided the intent and purpose of such areas is preserved.

    b. Type of ownership may include, but is not necessarily limited to:

        i. The developer, as an individual or corporation.

        ii. Homeowner, condominium or cooperative association or organization. Such organization in accordance with Florida Statutes, shall be established in such a manner that provides clear legal authority to administer covenants, maintain open spaces, and assess fees to fund upkeep.

        iii. A community development district established pursuant to Florida Statutes.

    c. Whenever a non-government entity is proposed for ownership and maintenance of open space areas, the developer shall file a declaration of

covenants and restrictions that will govern the non-government entity. The provisions in the declaration shall include, but are not necessarily limited to, the following:

i. The homeowner, condominium, or cooperative association requirements.

ii. Statements to the effect that the open space restrictions are permanent, not just for a period of years.

F. Utilities

1. General. All new or expanded residential or non-residential development within the Cardinal Street IMA shall be serviced by central water and central sewer facilities and a regional stormwater system. If no central utilities are currently available, provisions for future connection must be provided and included as part of the development agreement. If no regional stormwater is currently available, onsite stormwater retention must be provided consistent with Chapter 6, Stormwater Management, of the Citrus County LDC. Any stormwater runoff generated by the development must be fully retained onsite unless connection to a regional stormwater system is provided under the development agreement.

2. Gray Water. Incorporation of separate onsite grey water collection systems shall be encouraged when feasible. Grey water systems shall include onsite treatment and storage facilities, and processed grey water shall be reused on the development site for suitable purposes.

3. Reclaimed Water. New development within the Cardinal Street IMA shall install a separate reclaimed water distribution system to promote beneficial reuse of available reclaimed water. Available reclaimed water means that a source of reclaimed water meeting the applicable regulatory requirements for public access, and with sufficient capacity to provide service to the development, is present within 1,000 feet of the development, or is in the planning and design stages and will meet those requirements within the subsequent five years. Where reclaimed water is not available, new development shall reserve a pipeline route within the roadway right-of-way to allow for future installation of a reclaimed water distribution system.

4. Location. All utility lines serving non-residential uses proposed or developed within the Cardinal Street IMA, including electric, telephone, data, and cable TV, shall be installed underground, except for agricultural uses. Junction boxes, transformers, and other structures essential to utility service which, due to their

function, are required to be located above-ground, shall be screened from view of public rights-of-way.

G. Environmental and Historic/Cultural Resources

1. The specific limits of any environmentally sensitive areas as defined by a local, state, and/or federal government having jurisdiction shall be verified and depicted in each development plan prior to approval. The intent of the Cardinal Street IMA shall be to minimize any disturbance of all environmentally sensitive lands while providing for the reasonable use of developable property and reasonable access to the property.

2. Environmentally sensitive lands shall be preserved and protected consistent with the Citrus County Comprehensive Plan, Chapter 3, Conservation Element, generally. Every effort should be made to preserve environmentally sensitive lands in the overall development plan for the site before mitigation is considered consistent with the Conservation Element.

3. Environmentally sensitive lands may comprise no more than half of the minimum percentage of the site area to be applied toward the minimum open space requirement of the CMU District. Environmentally sensitive lands not applied toward the minimum open space requirement must be otherwise preserved and protected consistent with the Citrus County Comprehensive Plan, Chapter 3, Conservation Element.

4. As part of the site development review process, the applicant shall identify any listed or recorded historic or cultural resources within the development property. If a historic or cultural resource is identified, then the applicant shall provide a mitigation plan for the appropriate protection, management, or disposition of the identified historic or cultural resource. The mitigation plan shall be coordinated with the Florida Department of State, Division of Historic Resources.

3430. DEVELOPMENT SUPPORT AMENITIES

Residential and nonresidential development projects may provide amenities for the exclusive use of the employees and/or residents of the project. Such amenities shall be allowed subject to the following requirements:

A. Community Centers/Recreation Centers. Residential projects may provide a central facility for meeting place and indoor recreation opportunities for residents.

1. Such facilities shall not include health clubs, gyms, and the like offering services to the general public.

2. Parking to serve the building shall be provided based upon parking ratios of this LDC.

3. There shall be no identification signs, other than directional or occupant signs, pursuant to provisions of this LDC.

B. Dining Rooms/Cafeterias/Snack Shops, etc. A development may provide a central dining facility to serve employees and/or residents of the project.

1. The facility shall not be open to the general public.

2. There shall be no off-site signs advertising the presence of the facility. Exterior signs shall be directional only, pursuant to the provisions of this LDC.

C. Employee Fitness Centers. Nonresidential development projects may provide a fitness or exercise center for the use of employees.

1. Such facilities shall not be open to the general public.

2. There shall be no signs, other than directional or occupant signs, identifying the facility.

3500. SURFACE WATER QUALITY PROTECTION

3502. SURFACE WATER PROTECTION OF SPRINGS, SPRING RUNS, AND SINKHOLES OPEN TO THE AQUIFER

A. All development applications for projects adjacent to any spring, spring run, or sinkhole open to the aquifer, that results in the removal of surface groundcover, shall include:

1. Sinkholes, caves, springs, and spring runs shall be shown on the site plan.

2. A Stormwater Management Plan that assesses potential surface water impacts.

3. An Erosion Plan that shows compliance with *The Florida Stormwater, Erosion, and Sedimentation Control Inspector's Manual* published by FDOT/FDEP or its successor document.

B. All lands cleared for development adjacent to a spring, spring run, or sinkhole open to the aquifer shall meet the following standards:

1. Site preparation and/or land clearing shall not be permitted prior to final development approval.

2. Erosion control barriers shall be installed and maintained around the impacted area unless a continuous buffer of natural vegetation of a minimum depth of 15 feet is retained.

3. All cleared areas shall be seeded, sodded, or mulched promptly after clearing if construction has not commenced.

C. Any new business or use classified as one of the following handler types by the Florida Department of Environmental Protection under its Hazardous Waste Management Program under the Resource Conservation and Recovery Act shall be prohibited from locating within 500 feet of any spring, spring run creek, sinkhole open to the aquifer, or contributing stream or surface waterbody (except for the Cross Florida Barge Canal):

Handler Types
LQG - Large Quantity Generator MER - Mercury Handler
OIL - Used Oil Handler
TRA - Hazardous Waste (HW) Transporter TSD - Treater/Storer/Disposer

The following handler types are exempt:

NHR - Non-handler
CES - Conditionally Exempt SQG - Small Quantity Generator

D. All new or revised golf course siting, design, construction, and management shall be consistent with *Best Management Practices for the Enhancement of Environmental Quality on Florida Golf Courses* (FDEP, 2007) or its successor document.

3520. FLOODPLAIN PROTECTION STANDARDS OF THE LDC

Floodplain management regulations shall be administered and enforced as part of the provisions of Chapter 18 of the Citrus County Code, or its successor.

A. Setbacks in Velocity Zones and Coastal A Zones: Located within areas of

special flood hazard so designated by Federal Emergency Management Agency in its Flood Insurance Rate Maps (FIRM) as having special flood hazards associated with wave action from storms, all buildings or structures shall be located as outlined in Section 2300, Building Setback Requirements and Height Requirements for All Land Use Districts, as determined by a survey meeting the requirements of the FDEP. Mean high water line and mean high water as used herein shall have the same meaning given in Chapter 177, F.S.

B. Flood Hazard Warning: All agreements for deed, purchase agreements, leases, or other contracts for sale or exchange of lots and all instruments conveying title to lots within areas of special flood hazard zone must carry the following flood hazard warning prominently displayed on the document in 10-point black type, enclosed within a substantial border which serves to clearly demarcate the Flood Hazard Warning from the remaining language of thedocument:

FLOOD HAZARD WARNING

This property may be subject to flooding. You should contact the local building official and obtain the latest information regarding flood elevations and restrictions on development before making plans for the use of this property.

3530. SPECIAL PROVISIONS WHERE VARIANCE IS SOUGHT TO SETBACK REQUIREMENTS TO FLOOD PROTECTION STANDARDS

A. In addition to the findings required in this LDC, the PDC shall find that the requested variance from setback requirements in velocity zones and coastal A zones will not result in additional threats to public safety, additional public expense, creation of nuisances, fraud or victimization of the public, or conflict with other local ordinances.

B. Before granting a variance, the PDC shall consider the following:

1. The danger that materials may be swept from the site onto other lands.

2. Danger to life and property from flooding or erosion.

3. The potential of the proposed facility and its contents to cause flood damage and the effect of that damage on the owner and the public.

4. The importance of services provided by the proposed facility to the surrounding community and whether it is a functionally dependent facility.

5. Availability of alternative locations, not subject to flooding or erosion, for the proposed use.

6. Compatibility of the proposed use with existing and anticipated neighboring development.

7. The relationship of the proposed use to the Comprehensive Plan and the County's floodplain management program.

8. Safe vehicular access to the property in times of flood.

9. Expected heights, velocity, duration, rate of rise, sediment transport by the flood waters, and effects of wave action, if applicable, at the site.

10. Costs of providing governmental services during and after floods including maintenance and repair of public utilities and facilities.

C. All variances shall:

1. Specify the differences between flood protection elevation and the elevation to which the structure is to be built.

2. State that the variance will result in increased premium rates for flood insurance.

3. State that construction below the flood protection level increases risks to life and property.

D. The Director of the Land Development Division shall maintain a record of all variances including justification for their issuance and a copy of the notice of the variance. The Director shall report all variances in the annual or biennial report to the County Administrator, the State, and FEMA as required.

3540. COASTAL HIGH HAZARD AREA (CHHA)

A. The CHHA boundary is mapped on the LDC Atlas. The CHHA is defined by the Category 1 Hurricane Evacuation Zone. Properties within the CHHA shall be required to adhere to the development standards of this section as well as all other requirements of the LDC. Where requirements may be in conflict, the more restrictive requirements shall prevail.

B. All residential structures located within the CHHA are limited to two stories of finished living area above the design flood elevation. For properties lying in V Zones and Coastal A Zones, the measurement shall be taken from the top of

the lowest horizontal structural member to the peak of the roof. For properties lying in A zones located landward of the Coastal A Zones, this shall be measured from the bottom of the first floor to the peak of the roof, except as exempted below.

C. Areas beneath the first floor of elevated residential structures must comply with all requirements for development in the floodplain in accordance with this LDC.

1. The height limitations of this ordinance shall not apply to spires, belfries, cupolas, domes, radio or television antennas, flagstaffs, and chimneys, provided:

2. That no structure thus exempted from the height limitations of this LDC, when mounted on a roof, shall have a horizontal area greater than 20 percent of the roof area of the building on which they are located.

D. Nonresidential structures in the CHHA are limited to a maximum height of four stories not to exceed fifty (50) feet above the finished grade of a building along the front thereof to the attachment point of the roof, except as exempted below. Floors devoted to vehicle parking or storage shall count toward the maximum number of stories. Note: The Old Homosassa Special Overlay District may apply different standards. Nothing in this section shall be construed to prohibit the erection or maintenance of any facility essential to a governmental entity, a public utility, or non-commercial radio or television antenna.

The height limitations of this ordinance shall not apply to spires, belfries, cupolas, domes, radio or television antennas, windmills, flagstaffs, water tanks, water towers, heating/ventilation/air conditioning equipment, elevator shafts, chimneys, fire towers, electric power generation and transmission facilities, microwave and other communications towers, amateur operator towers, industrial facilities, mining operations, agricultural operations, and Bravera Health Seven Rivers, provided:

1. That no structure thus exempted from the height limitations of this LDC, when mounted on a roof, shall have a horizontal area greater than 20 percent of the roof area of the building on which they are located;

2. That none of the structures thus exempted from height limitations shall be used for human habitation.

3. Houses of worship may exceed the specified height limitations if determined to be appropriate and compatible with the surrounding neighborhood by the Conditional Use or Planned Unit Development process.

4. Dry storage facilities for boats are exempt from these height limitations provided they are associated with an approved marina or other waterfront commercial development which provides access to the water and are sited on non-residential property. Dry storage facilities associated with residential development, or located within any residential land use district, Planned Unit Development, or recreational vehicle park, may not exceed residential height limitations, that is, they shall be no taller than nearby neighborhood residences.

E. Recreational Vehicle (RV) parks and campgrounds within the Coastal High Hazard Area are considered to be commercial uses and the number of units allowed provides no vesting for conversion to residential uses. Residential use densities are limited by the appropriate future land use designation.

F. The following uses are prohibited from locating within the CHHA except as specifically exempted below:

1. Mobile Home Parks and manufactured housing subdivisions;

2. Institutional occupancy uses – as defined in the most recent edition of the Florida Building Code, including, but not limited to; hospitals, nursing homes (24-hour care for six or more people), psychiatric hospitals, jails, detention centers, reformatories, pre-release centers and other residential restrained or supervised care facilities;

3. R2 and R4 Residential occupancy uses including, but not limited to; multifamily dwellings, lodging houses, apartment houses, residential care facilities, and group homes as outlined in the most recent edition of the Florida Building Code. R2 residential uses are not allowed within that portion of the Coastal High Hazard Area unless:

    a. the proposed development is found compatible with surrounding development in terms of general intensity and buffering;

    b. the development's access, internal design, and general location do not create conditions which may impede the evacuation of its residents or neighbors;

    c. the project does not negatively impact area evacuation clearance times; and

    d. all minimum standards of the LDC are met and no variances needed.

4. Landfills, construction and demolition debris (C & D) facilities;

5. Commercial hazardous materials facilities;

6. Hurricane evacuation shelters;

7. Junkyards, salvage yards, commercial recycling centers; and

8. Regional water and wastewater treatment plant facilities, excluding lift stations, pump stations, collection, and distribution facilities.

Existing facilities as described above may continue in operation but shall not increase the number of residents or intensity of activity beyond that allowed as of December 7, 2004, unless a Planned Unit Development is approved by the Board of County Commissioners with the specific exceptions noted below.

The following uses are exempted from the restrictions of this section due to the unique location, nature, and importance of these uses

- Power plant facilities,
- Bravera Health Seven Rivers,
- Mining operations and related uses, and
- The City of Crystal River may expand or relocate its public water and wastewater treatment facilities as needed; however, new or expanded facilities should be flood-proofed and have backup power supplies and emergency plans to address major storm events.

G. Existing mobile home parks and subdivisions within the CHHA may continue and existing dwelling units may be maintained, repaired, or replaced as needed, appropriate, and consistent with all other provisions and ordinances; however, no existing mobile home park or subdivision within the CHHA shall be expanded beyond the number of dwelling units approved as of December 7,2004.

H. No increases in residential dwelling unit densities shall be allowed within the CHHA unless approved in a Planned Unit Development by the Board of County Commissioners.

I. Residential Planned Unit Developments shall utilize clustering and open space preservation design.

J. When a nonconforming building(s) or structures(s) has been damaged or destroyed due to natural disaster within the CHHA, the County shall authorize redevelopment of up to the actual built density/intensity in existence on the property prior to a natural disaster as provided by this LDC for nonconforming uses and structures. All such redevelopment shall be rebuilt within six years of the date on which the natural disaster occurred, and must meet current federal, state, and local construction and development review standards if feasible.

3560. ENDANGERED AND THREATENED SPECIES HABITAT PROTECTION

This section provides standards for protection of all habitats utilized by species of endangered, threatened, or special concern status in Citrus County as listed by the United States Fish and Wildlife Conservation Commission (USFWS) and the Florida Fish and Wildlife Conservation Commission (FFWCC).

A. All nonresidential development in excess of five acres via the site development plan and new residential development via the platting process when planned on land possessing native vegetative communities and wildlife habitat are subject to the standards of this section.

B. Developments meeting the criteria of Section 3560. A. of this LDC shall be required to provide three copies of a professionally prepared biological survey to document the presence of affected wildlife and native plant communities. The biological survey shall follow the standards and criteria adopted by the FFWCC.

C. The destruction of endangered and threatened species and species of special concern is prohibited unless authorized by the FFWCC, and/or USFWS. The alteration of the areas for which the presence onsite of such species has been documented shall be prohibited unless authorized by the FFWCC, and/or USFWS. Authorization to conduct either or both of these activities shall be by state or federal permit obtained prior to development activity being undertaken.

D. Upon receipt of the biological survey, the Department of Growth Management shall forward a copy to the FFWCC and USFWS. In cases where listed species are documented within the biological survey, appropriate mitigation, protective measures, or taking permits will be required from the FFWCC, and/or USFWS. Acquisition of such actions is the responsibility of the property owner or their designee.

3570. HISTORICAL AND/OR ARCHAEOLOGICAL AREA PROTECTION

3571. PURPOSE AND INTENT

The purpose of this section is to describe those requirements necessary to promote the educational, cultural, and economic welfare of the County's citizens by preserving and protecting historical structures, sites, monuments, areas, neighborhoods, as well as areas of archeological significance. Furthermore, it is the intent of the BCC to strengthen the economy of the County by stabilizing and improving property values in historical areas, by encouraging new development which is harmonious with existing historical and/or archaeological resources in the area, and preserving and enhancing areas that reflect the County's cultural, social, economic, political, and architectural history.

3572. APPLICABILITY

The requirements of this section shall apply to all property within unincorporated Citrus County identified within the County's inventory of historical and archeological sites, as may be amended from time to time.

3573. DEVELOPMENT REQUIREMENTS

A. The site shall be presumed to have historical or archaeological significance if identified within the County's inventory of historical and archeological sites, as may be amended from time to time.

B. Sites that are required to comply with this section shall submit an assessment document to the Department of Growth Management with the development proposal and application. The purpose of this report is to provide evidence of probable or potential impact of the proposed development upon the historical and/or archaeological significance of the site, and further, to provide details on proposed mitigation procedures to be used during and after development.

C. The proposed use of an existing historically significant structure shall be compatible with the property and surrounding district. This is not intended to limit the use of the structure to its original proposed use.

D. The distinguishing original qualities or character of a building, structure, or site and its environment may not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

1. If alterations are required, they must conform to the character of the historic district.

2. Replication of the character in the historic district for new construction shall be required.

E. All buildings, structures, and sites shall be recognized as products of their own time. However, buildings, structures, and sites shall be permitted to alter their appearance to replicate an earlier architectural style, unless the buildings are deemed historical and shall not be altered to create an earlier appearance.

F. Changes that may have taken place in the course of time such as updating electrical, plumbing, and structural integrity shall be permitted.

G. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.

H. In most cases, if the architectural features are deteriorating, repair to said features are preferred rather than replacement. When replacement is required, the new material should match the material replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features as substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

I. Sandblasting and other similar type of surface clearing is prohibited.

J. Prior to permitting any development that will directly or indirectly affect a historical and/or archaeological site, the developer shall incur all costs for the protection of the historical and/or archaeological site.

K. Wherever possible, new additions or alterations to historical structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

L. Historic structures may be demolished following appropriate documentation and approval by the Citrus County Historical Resources Advisory Board (CCHRAB) and/or other applicable agencies.

M. Applications may be submitted to the CCHRAB for review and comment.

3574. INVENTORY OF HISTORICAL AND ARCHEOLOGICAL SITES

The county shall maintain an inventory of historical and archeological sites.

A. Sites of historical and/or archeological significance may be added upon request when, in the discretion of the CCHRAB, the following criteria are met:

1. The site is listed on the National Register of Historic Places.

2. The site is within a historic district listed on the National Register of Historic Places.

3. The site is listed or submitted for listing in the Florida Master Historical Site file.

4. Sites found through professional evaluation to contain significant archeological and/or historical artifacts.

5. Sites that meet the definition of a historic structure within this LDC.

B. Sites no longer meeting the criteria for historical and/or archeological significance will be deleted.

C. A request for addition or deletion may be initiated by the BCC or a majority of the CCHRAB.

3575. REVIEW

A. Upon request for permit to alter any structure or site designated in the inventory of historical and archeological sites, an applicant may submit an application for review by the CCHRAB.

B. Upon receipt of an application for review, the CCHRAB shall:

1. Conduct a review of the proposed alteration for consistency with past historical records of the site or district.

2. When such records do not exist, CCHRAB shall provide guidance as to the era in which the structure was constructed.

3. Provide a recommendation as to the nature of, and extent to which, preservation, restoration or reclamation of the structure of site should occur.

C. Any change in the work proposed subsequent to CCHRAB review shall be submitted to staff and, if the staff finds that the proposed change is minimal and does not materially affect the aesthetic character, or is otherwise in accordance with guidelines established by the CCHRAB, staff may approve the modification. Otherwise, a new application must be submitted.

3576. MAINTENANCE

Unless otherwise provided, this section shall not be construed to prevent the ordinary maintenance of any exterior element of any building or structure which does not involve a change of design, appearance, or material and which does not require a building permit.

3600. FLORAL CITY COMMUNITY PLAN – SUPPLEMENTAL STANDARDS

3601. PURPOSE AND INTENT

The purpose of this section is to establish those supplemental standards necessary to implement the applicable objectives established by the "Floral City Community Plan". This Plan is referenced in the Future Land Use Element of the Comprehensive Plan. This Plan is based on the community's Vision Statement:

"A vision of the future of Floral City where our two-lane, tree-shaded roadways, natural waterways and rural historic architecture are not compromised while our quality of life is improved." (Citrus County Comprehensive Plan, Floral City Community Plan).

These supplemental standards are intended to preserve and enhance the vintage small town character of Floral City.

3602. APPLICABILITY

Supplemental standards shall apply to nonresidential development in the Floral City Special Overlay District. The Overlay District is mapped on the Land Development Code (LDC) Atlas.

A. In order to preserve and enhance the vintage small town character of Floral City, the supplemental standards of this section shall apply to the following:

1. All new nonresidential development.

2. Nonresidential improvements which equal or exceed 50 percent of the value of the structure, including those involving historic structures.

3. Conditional Use reviews, as required by this LDC, shall include adherence to these standards. These Conditional Uses include, but are not limited to:

    - Multifamily housing and limited home businesses, in Coastal and Lakes Residential District (CLR).
    - Multifamily housing, neighborhood commercial and office, in Medium Density Residential District (MDR).

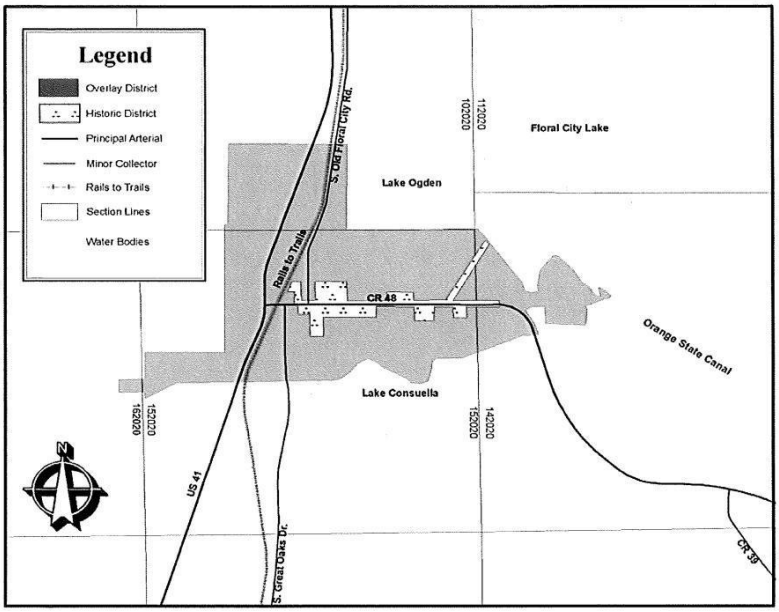
B. Exemptions to these standards are as follows:

1. New single-family residential development.

2. Single-family residential improvements, including those involving historic structures.

3. Nonresidential improvements that are less than 50 percent of the value of the structure.

4. In order to create a more harmonious built environment, all development including residential, is encouraged to use these standards for community compatibility.



3603. REVIEW PROCESS AND COMPLIANCE

A. County Staff. County staff shall review all nonresidential development and Conditional Uses, including those involving historic structures, as outlined in this LDC.

1. In addition to the application requirements of the LDC for nonresidential projects, façade drawings and detailed landscape plans shall be submitted to the Land Development Division at the time of application to ensure that the development standards required herein are adhered to.

2. Applications for variances from the individual requirements of this section shall be reviewed as outlined in this LDC, and a recommendation shall be made regarding a variance to the Planning and Development Commission (PDC). Any variance granted under this provision must preserve and enhance the character of Floral City.

3. In case of any conflict between these requirements and the Florida Building Code, the Florida Building Code shall prevail.

B. Citrus County Historical Resources Advisory Board (CCHRAB). Historic structures are defined in this LDC and listed in the Department of Growth Management database. The CCHRAB shall review the following and make recommendation prior to the issuance of any development permit:

1. All development permits involving historic structures, including but not limited to: change of use, material change to the exterior appearance, demolition or partial demolition,

2. Streetscape enhancement and amenities and

3. Any project that does not meet the supplemental standards listed herein.

3604. ALLOWED USES

A. All uses are as allowed in this LDC for the specified land use district. The following supplemental restrictions on land use apply in the Floral City Overlay District:

B. Alternative tower structures (stealth) and antennas on buildings shall require a Conditional Use Review, pursuant to the standards of this LDC. Other towers shall not be permitted.

C. The following shall require a Conditional Use Review: Amateur radio antennas, television receive only antennas, and windmills. These uses shall be accessory and not permitted on lots that do not contain a principal use or structure.

D. A change of use of a historic structure, as defined in this LDC, which involves alteration to the exterior, shall be reviewed by the CCHRAB.

3605. NONRESIDENTIAL SITE AND LANDSCAPE DESIGN – SUPPLEMENTAL STANDARDS

The vintage small town character of Floral City shall be preserved and enhanced: street pattern, live oak tree canopy, and environmentally sensitive lakefronts.
Automobiles shall not dominate project configurations and pedestrian/bicycle orientation shall be enhanced.

A. Live oak canopy roads. The Floral City street pattern shall be preserved and enhanced.

1. Projects shall demonstrate preservation of the Floral City grid street pattern, as platted in the late 19th and early 20th century and adopted on the LDC Atlas.

2. Designated canopy roads. In addition to the tree preservation standards of this LDC, projects along designated canopy roads shall plant live oaks to maintain the canopy tree spacing. New trees shall align with the existing trees and be spaced 30 to 40 feet on center. Trees from the County's Tree Enhancement Program may be utilized.

3. Hwy-41. To further provide tree canopy, landscape buffers and bufferyards required by this LDC for project frontages along Hwy-41 shall, wherever possible, include live oak trees planted at 30 feet on center. Main access driveways in large nonresidential projects shall also include live oaks planted at 30 feet on center.

B. Pedestrian/Bicycle Circulation. The pedestrian/bicycle orientation of Floral City shall be enhanced.

1. In addition to the automobile cross-access required by this LDC on arterial and collector roadways, pedestrian/bicycle cross-access is also required.

2. Projects abutting public sidewalks are encouraged to construct and/or improve missing links in the existing sidewalk system. These links may be used to provide access to other developments, to shared parking, and/or to handicapped parking spaces. Sidewalks from customer entrances to public sidewalks shall be provided.

3. Projects adjacent to Floral City's future "Town Center" shall, wherever possible, provide pedestrian and bicycle connection to the park on E. Orange Avenue.

C. Parking Areas. Automobiles shall not dominate project configurations.

1. The number of required parking spaces shall be based on pedestrian/bicycle orientation and shared parking is encouraged, as allowed by this LDC.

    - By agreement with the Board of County Commissioners, public parking lots and approved street parking may be used by adjacent developments.
    - Sharing of handicapped parking spaces is encouraged, as long as current Florida Building Code requirements for handicapped accessibility are met.

2. New buildings and additions shall be placed as close as possible to the setback line from the roadway. Provide minimal parking up front (no more than one double-loaded aisle) and additional parking at the sides and rear of buildings. Nonresidential uses as may be permitted in residential areas shall not include parking in front of the structure.

3. Service and loading areas shall be located and screened to avoid conflict with pedestrians and bicycles.

D. Streetscape enhancement. Pedestrian amenities, landscape design, lighting, outdoor sales, and signage (including murals) shall be compatible with the character of Floral City and consistent with the style of the project. Flexibility shall be allowed in the review of streetscape enhancements. Proposed enhancements shall be reviewed by the CCHRAB for compatibility with Floral City.

1. Landscape design shall be based on features typical of the late 19th and early 20th century, for example: decorative fencing to define front yard boundaries, flowering plants, and preservation/planting of live oak trees. Landscaping and buffering shall utilize plants that are native or Florida-friendly, as recommended by the Southwest Florida Water Management District (SWFWMD).

2. Lighting shall be compatible with the pedestrian orientation of Floral City. In addition to the lighting standards of this LDC, fixtures shall be decorative in the style of the project and not exceed 20 feet in height. White light sources, such as metal halide, fluorescent, or compact fluorescent are recommended.

3. Storefront outdoor sales and displays, consistent with the pedestrian orientation of Floral City, shall be accessory to the permitted business on the property. Location shall be permitted in designated areas adjacent to pedestrian entrances, as approved during development site plan review.

Outdoor storage shall be limited by the standards of this LDC.

4. Signage, in addition to the standards of this LDC, shall be compatible with the surrounding neighborhood and consistent with the style of the project. Signage in residential districts shall be reviewed as follows:

    - Signage associated with those uses requiring a Conditional Use review shall be part of that review.
    - Directional signage shall be subject to a Conditional Use review.

E. Withlacoochee State Trail. Nonresidential projects abutting the Withlacoochee State Trail shall comply with additional standards:

1. Building elevations shall be designed to have a similar architectural appearance as that of front facades to lessen visual impacts to pedestrians.

2. Optional pedestrian/bicycle access from the Withlacoochee State Trail shall be provided with amenities such as bike racks, benches, and sidewalks. Amenities shall be reviewed by the CCHRAB for compatibility with Floral City.

3. Landscape islands shall be established along each property line abutting the Trail. These islands shall be designed in shape and size to compliment the project, as long as the total plantings are equivalent to that required for a five-foot wide type 'A' landscape buffer. Plants from the County's Tree Enhancement Program may be utilized.



Floral City Rails to Trails

F. Environmental standards. The natural environment of Floral City shall be protected as required by this LDC, with the following supplemental standards.

1. Environmentally sensitive lakefronts shall be preserved and protected as natural resources and as the context of historic settlement. Increased public access to lakefronts shall be limited to passive recreation and open space, as defined in this LDC.

2. Stormwater ponds and open drainage ways shall be designed to be visual amenities as well as serving the necessary stormwater runoff management function of nonresidential development. The shape of retention areas and related plantings shall be designed to appearnatural.

3606. NONRESIDENTIAL ARCHITECTURAL DESIGN – SUPPLEMENTAL STANDARDS

A. Compatibility. Projects shall be compatible with Floral City vernacular architecture of the late 1800's to early 1900's, which is a product of construction used by master and lay builders of the time. Modern construction methods are encouraged as long as visual compatibility isachieved.

B. Style. Projects shall be of the same style as existing vernacular styles:

1. Vernacular wood-frame styles are allowed in all areas: Southern Vernacular (Cracker-style), Bungalow, Craftsman, Arts and Crafts, Folk Victorian, Queen Anne Victorian, Four-square Georgian, Classic Revival (or I-house). Floral City examples of these styles shall retain the simple shapes and large porches of their rural past.



Southern Vernacular (cracker) style

2. "Early 20th Century Storefront" style, a brick or concrete block vernacular style of the time, is allowed where compatible with existing architecture. In the Central Business District (CBD) at the intersection of Hwy-41 and Orange Avenue, where existing structures are close to the roadway, this style is required upon redevelopment.



"Old Bank Building" in Floral City – Early 20th Century Storefront Style

3. Compatible simple modern styles are permissible as long as the standards of this chapter are adhered to. The project shall be reviewed by the CCHRAB for compatibility with Floral City.

C. Massing, size and scale. Structures shall be of similar massing, size and scale as adjacent structures.

1. Height limitations shall be pursuant to this LDC except that projects in the following districts shall not exceed 25 feet above the average finished grade to the attachment point of the roof: CL, CLR and MDR.

2. Large building masses shall appear to be separate buildings and façades shall be broken into components. These façade breaks shall consist of offsets and/or detail changes. Horizontal elements, such as rooflines, arcades and windows, shall line up in adjacent structures and create a pedestrian scale.

D. Porches (Arcades). To protect from heat and rain, and in the tradition of Floral City, all façades with customer entrances shall have functional porches (arcades) the entire length of the first floor.

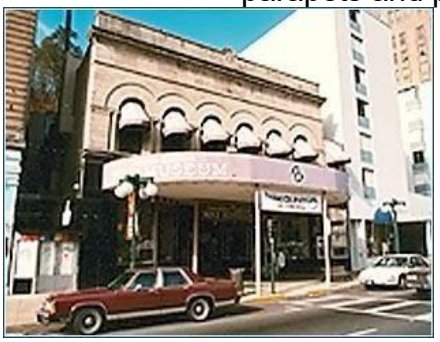
1. The bottom edge of porch (arcade) roof shall create a pedestrian scale.

2. Posts and other architectural features shall be consistent with the style of the structure. If posts are not feasible, sloped metal awnings over public sidewalks are permissible. Awnings with curved shapes and/or made of fabric materials are not permissible.

E. Roofs. Roof shapes and gable orientations shall be consistent with the style of the structure and sloped roofs shall dominate the façade.

1. Sloped rooflines shall have a pitch or slope of no less than 3:12 (5:12 preferred), or more than 12:12, shall dominate the façade. Sloped roof materials shall be shingles or standing metal seam.

2. "Early 20th Century Storefront" style roofs shall be flat with decorative parapets and porches (arcades) or sloped metal awnings.



F. Doors & Windows. Window and door placement on façades; as well as window sizes, groupings, and mullions; shall be consistent with the style of the structure.

1. Vernacular wood frame style structures. Windows on façade elevations shall be single or double hung, with a strong vertical orientation and multiple panes. Casement windows that emulate these windows are also permissible. Horizontal sliders are permissible on non-façade elevations only.

2. "Early 20th Century Storefront" style structures. Windows shall be large pane, preferably symmetrical at each side of entrance doors.

G. Exterior materials. Finish materials shall be consistent with the style of the structure.

1. Vernacular word frame style structures. Finish materials shall be limited to the following: wood, stone and masonry. Traditional uses of new materials that emulate these materials are acceptable and encouraged.

2. "Early 20th Century Storefront" style structures. Finish materials shall be limited to the following: stucco, wood, stone and masonry. Traditional uses of new materials that emulate these materials are acceptable and encouraged.

3. Corrugated or ribbed metal wall panels, used as a finish material, shall be prohibited on façades of all styles.

3610. FLORAL CITY COMMUNITY PLAN – INFRASTRUCTURE IN THE TREE PROTECTION ZONE

3611. PURPOSE AND INTENT

The purpose of this section is to preserve and enhance the vintage small town character of the Floral City Overlay public realm. Specifically, the purpose is to protect and enhance canopy and tree-lined scenic roads.

3612. APPLICABILITY

The supplemental standards of this section shall apply to installation of infrastructure on all canopy and tree-lined scenic roads in the Floral City Special Overlay District.

A. Standards apply to public, nonresidential development and residential development.

B. Infrastructure shall include transportation and parking systems (such as driveways and sidewalks), potable water systems, wastewater treatment systems, drainage systems, street lights, overhead/underground electric power lines, and overhead/underground telephone/communication lines.

C. Applicable roads are defined in this LDC. The Tree Protection Zone shall extend 50 feet on either side of the centerline of the pavement.

3613. REVIEW PROCESS

A. Authorization for all Installation of Infrastructure shall be pursuant to LDC standards.

B. Where tree removal is involved, a permit from the Land Development Division Director shall be required. Where tree damage is involved, a Tree Impact/Mitigation Report by an International Society of Arboriculture (ISA) Certified Arborist or other qualified professional, shall be required.

3614. STANDARDS

A. In addition to the standards of this LDC, Canopy and Tree-lined Scenic Road Protection, replacement for any tree approved for removal shall include planting of live oaks to maintain the canopy tree spacing.

B. New trees shall align with the existing trees and be spaced 30 to 40 feet on center. Trees from the County's Tree Enhancement Program may be utilized.

3700. "OLD HOMOSASSA" AREA REDEVELOPMENT PLAN – STANDARDS

Aesthetic standards are mandatory for nonresidential projects only.

3701. PURPOSE AND INTENT

The purpose of this section is to establish those supplemental standards necessary to fully implement the applicable objectives established by the Old Homosassa Area Redevelopment Plan. This Plan is referenced in the Future Land Use Element of the Comprehensive Plan.

These supplemental standards are intended to protect the heritage and ecological health of "Old Homosassa" and to enhance its historic character. Historic vernacular styles need to be protected, but modern construction codes such as floodplain regulations and handicapped access, add new components to that vernacular.

Development or redevelopment of private property will be allowed, provided all applicable standards are met and provided that the following supplemental design requirements are met:

A. Preserve or enhance the existing character of the community.

B. Protect, and not exploit, the environmentally sensitive community resources.

C. Promote uniform development and redevelopment.

D. Promote access to the river as well as general pedestrian connectivity.

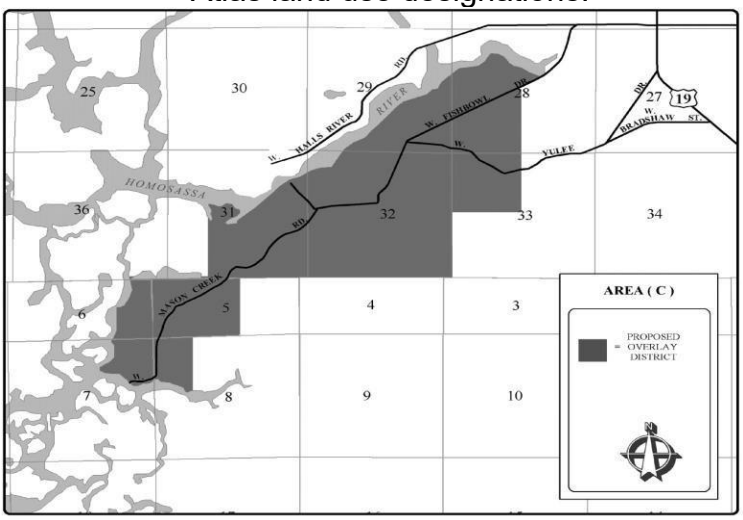
E. Preserve the 1886 town plat, as practical, but residential density shall be limited to current established lots/parcels of record.

F. Support the commercial fishing industry.

3702. APPLICABILITY AND ALLOWED USES

A. Applicability. Supplemental standards shall apply to residential and nonresidential properties in the Old Homosassa Special Overlay District. The Homosassa Special Overlay District shall be adopted as part of the Land Development Code (LDC) Atlas. The Old Homosassa Overlay District lies within the Coastal High Hazard Area (CHHA) and will be subject to applicable development standards.

B. Allowed Uses. Allowed uses are summarized in Table 3-3, based on LDC Atlas land use designations.



Old Homosassa Special Overlay District

TABLE 3-3
ALLOWED USES IN THE OLD HOMOSASSA SPECIAL OVERLAY DISTRICT

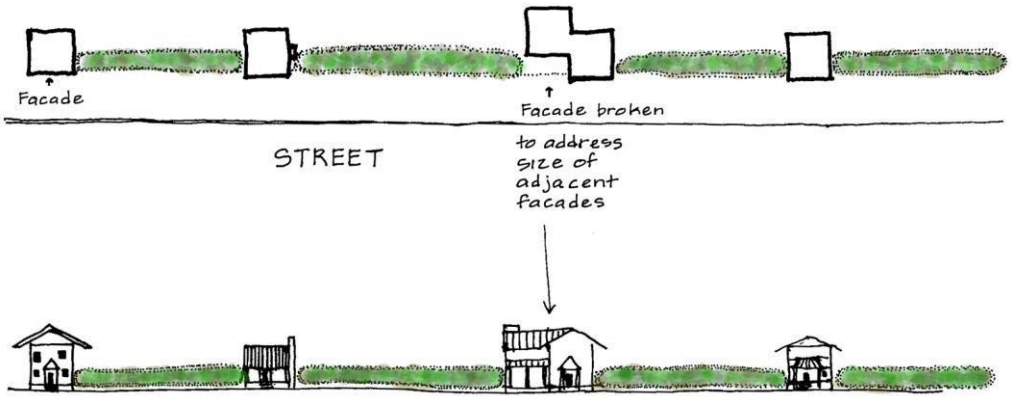
LDC Atlas Land Use Designation	Allowed Residential Uses	Allowed Nonresidential Uses
CL, Low Intensity Coastal and Lakes CLR, Coastal and Lakes Residential	Single family: - One dwelling unit per lot of record or business (whichever is lower) in conjunction with allowable business. Attached Housing: - Limited to one dwelling unit per lot of record (not to exceed six units per building).[1] All attached housing projects require Conditional Use approval.	Home occupations, including more intensive home businesses by Conditional Use approval.
CLC, Coastal and Lakes Commercial	Same as CL, CLR	See LDC for allowable neighborhood commercial and water-related uses in CLC.
RVP, Recreational Vehicle Parks	RV Parks are commercial land uses and not considered residential.	See LDC for Recreational Vehicle Park standards.
MHP, Mobile Home Parks	Existing only – No new Mobile Home Parks.	MH Parks are residential land uses and shall be limited to existing facilities only.
GNC, General Commercial	No residential uses shall be allowed in the GNC district with the exception of a caretaker's residence.	Existing only – No new General Commercial
IND, Industrial	No residential uses shall be allowed in the IND district with the exception of a caretaker's residence.	Existing only – No new Industrial

1. See LDC for Conditional Use review criteria.

3703. SUPPLEMENTAL DESIGN STANDARDS – APPLICABLE TO BOTH RESIDENTIAL AND NONRESIDENTIAL PROJECTS

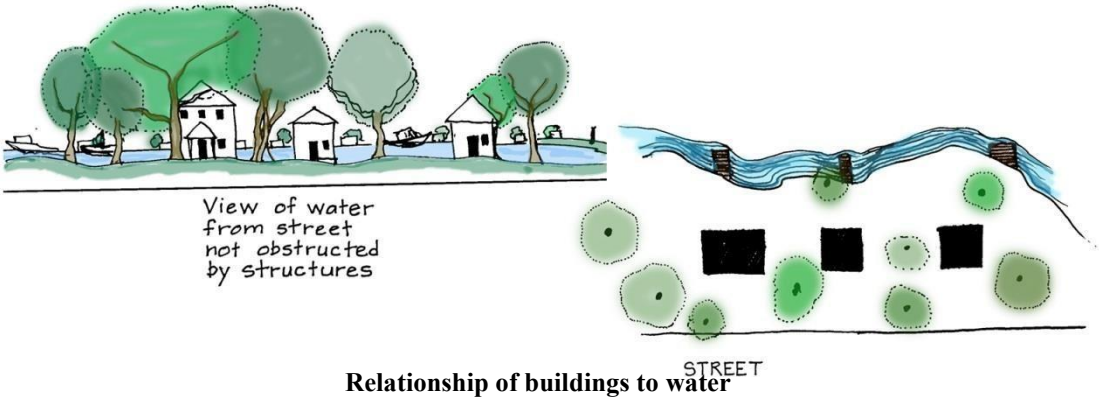
The existing character of "Old Homosassa" shall be preserved through uniform development and redevelopment. (See Figures for historic building styles.) Modern flood regulations shall be accommodated in the design while retaining the historic character of the community to the greatest extent possible. Aesthetic standards are mandatory for nonresidential projects only. Aesthetic standards are not mandatory, and are guidelines, for residential projects.

A. Relationship of buildings to street (aesthetic standard). The façade should address the street and adjacent properties and should be in keeping with the general size and scale of the adjacent buildings. Broken facades can be used to create this effect when larger buildings are proposed. Front yard/side yard landscaping should also be used to further this effect. Columns and other elements of the façade should be in keeping with those traditionally used in Old Homosassa.



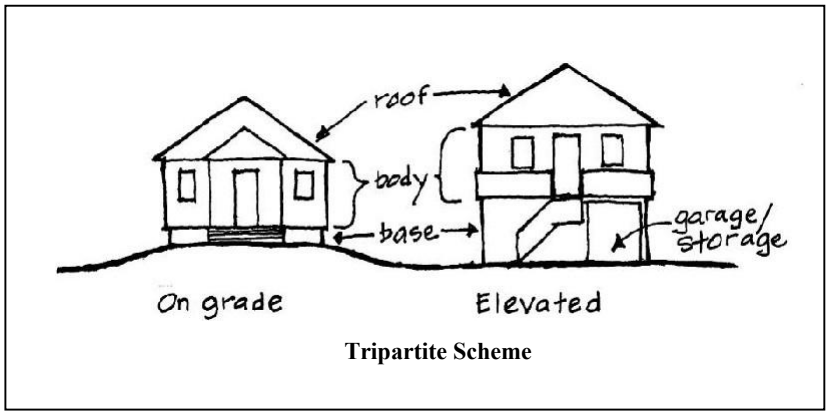
Relationship of buildings to street.

B. Relationship of buildings to water (aesthetic standard). To encourage waterfront access, structures constructed along the waterfront should not completely obstruct the view of the waterfront from other properties that are close by. This is an important component to the community character.



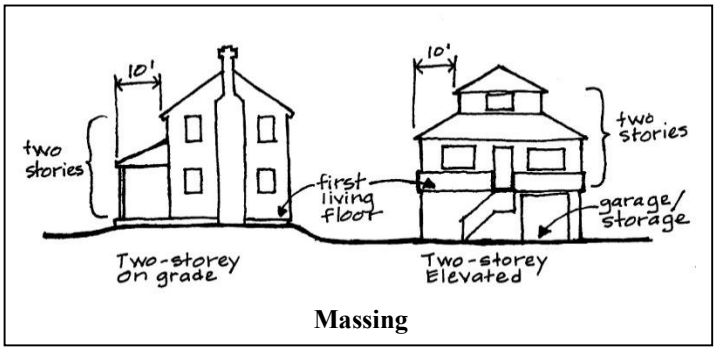
Relationship of buildings to water

C. Tripartite façade (aesthetic standard). The building façade should have three distinct components, including a roof, base and body. The base should be that area of the structure between grade and the first living floor. The first living floor should be separated from the base by a change in materials, such as stucco/siding, or delineation, such as a linear offset or porch floor.



Tripartite Scheme

D. Massing/Lot Coverage (mandatory standard for all projects). Buildings shall be limited to two stories above the first living floor. The lowest floor, if below the base flood elevation and used for garage/storage, shall not count as a story. The second living floor should step back a minimum of ten feet from the first living floor. A porch may be deemed part of the first living floor for this purpose.



Massing

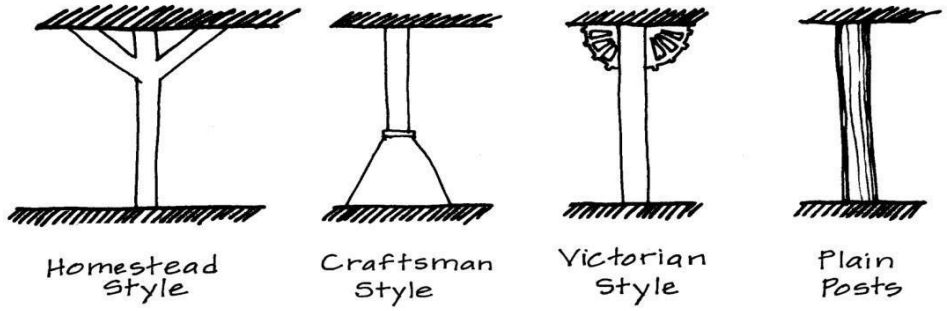
In order to limit lot coverage (mandatory standard for all projects), Impervious Surface Ratio (ISR) limits for the various land use districts shall apply to total Ground Area Coverage (GAC) standards as shown in Table 3-4. Pervious pavement shall be counted as impervious.

TABLE 3-4
ALLOWED GROUND AREA COVERAGE

Land Use Designation	Ground Area Coverage
CL	0.25
CLR, CLC	0.35
GNC, IND	0.70

E. Thresholds (aesthetic standard). It is a tradition, in Old Homosassa, to have a porch, dock, or some other form of designed space between land and water, or between inside and outside**.** Each building in Old Homosassa should have its own threshold, for example a porch or covered space between indoor and outdoor main areas.

Columns and other elements of the façade should be in keeping with those traditionally used in Old Homosassa. Specifically, “Cracker” style columns are preferred over classical style columns because that is in keeping with the heritage of the community.



“Cracker” Style Columns



“Homestead” Porch



“Craftsman” Porch

F. Roof (aesthetic standard). In the tradition of existing buildings, the roof should be a simple shape, gable or hip, with minimal breaks in that shape. Roof pitches should be between 3:12 and 12:12. No roof eave should be higher than nine feet above the floor below.



Hip Roof (12:12)



Gable Roof (3:12)

Materials (aesthetic standard). Materials used should be expressive of the heritage of Old Homosassa, and consistent with the appearance of materials used in the construction of existing structures. Inventive uses of local rocks, woods, and traditional materials are acceptable and encouraged. Traditional uses of new material that emulate local materials are also acceptable and encouraged. Roofing materials should be consistent with roofing materials used in the community, limited to metals and shingles, as are currently used.



Dock Construction

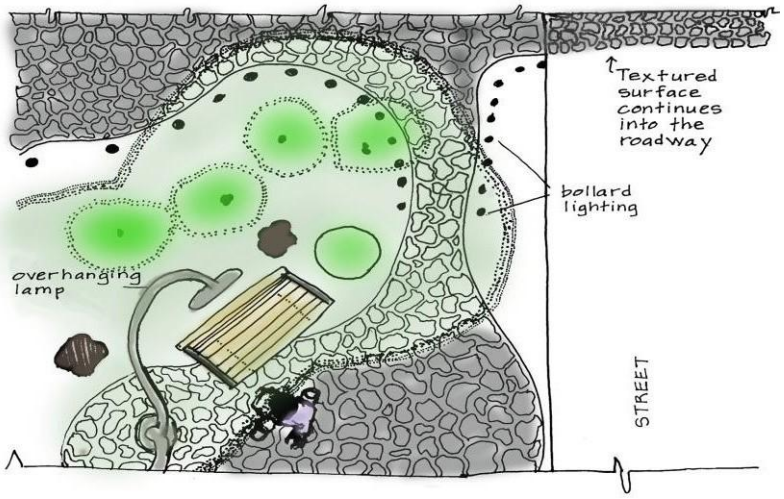


Local Rocks/Woods

3704. SUPPLEMENTAL DESIGN STANDARDS – MANDATORY FOR NONRESIDENTIAL PROJECTS.

The existing character of “Old Homosassa” shall be preserved while promoting public safety. Modern handicapped access regulations shall be accommodated in the design while retaining the historic character of the community to the greatest extent possible.

A Pedestrian Circulation. Nonresidential properties fronting W. Yulee Driveand S. Cherokee Way should incorporate walkways that connect to public sidewalks wherever possible. In order to preserve the visual character of the community and wherever possible, sites should be graded so that the nonresidential floor is approximately 2.5 feet above grade and accessed by a porch. Handicapped ramps should be located so as not to dominate the façade and may be shared by businesses as long as current Florida Building Code accessibility standards are met. Walkways and streets should be inviting, comfortable and dressed in street furniture.



Suggested Walkways & Street Furniture



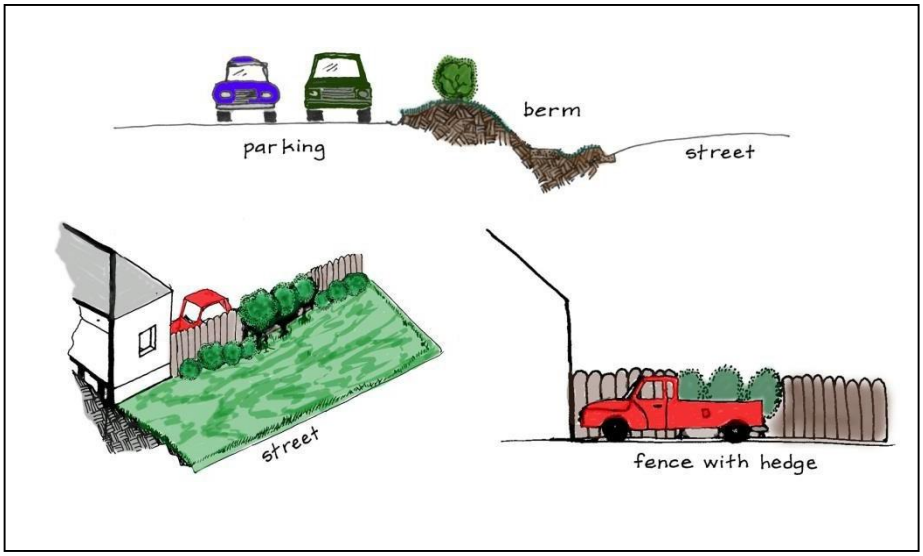
Cont. Suggested Walkways & Street Furniture

B. Parking Areas. Parking should be located to the side or rear of new development if possible and buffered from the street by hedges and/or berms. Wood privacy fences may be used with hedges planted to the street side. The number of required parking spaces should be minimal, based on the pedestrian oriented objective of the community. Nonresidential parking may be reduced below that required by the LDC as follows, subject to approval:

1. Wherever street parking is approved, this parking may be counted as part of the adjacent development's parking.

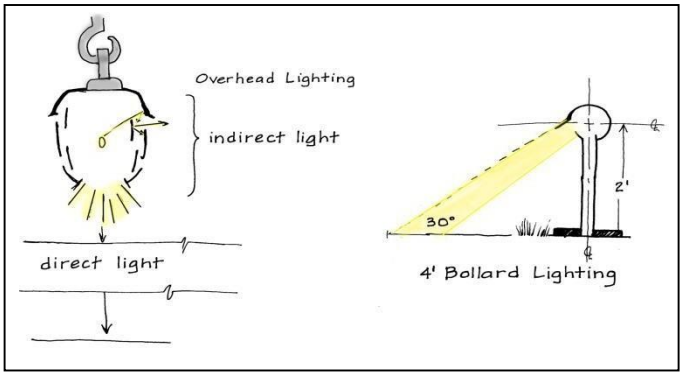
2. If residential off-street parking is provided as part of the development, the required number of nonresidential parking spaces may be reduced by one.

3. Required parking may be reduced by 25 percent for shared parking, pursuant to the requirements of this LDC. Sharing of handicapped parking spaces is encouraged, as long as current Florida Building Code requirements for handicapped accessibility are met.

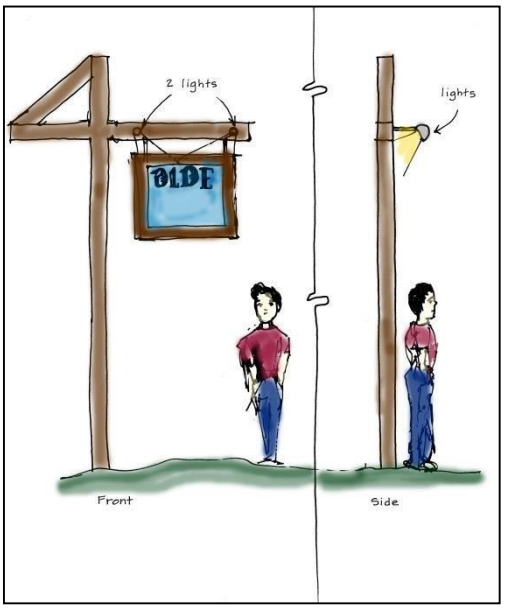


Parking buffered by berm or fence with hedge

C. Exterior Lighting. To encourage circulation, the walks should be inviting, safe and well lighted. To this end, consider bollard lighting to light walk areas without creating light pollution. Porches should be lighted in a sensitive manner while providing security. Streets should be lighted at a low, non-disruptive level.



Suggested Lighting



Suggested Signage

D. Signage. There should be a maximum of one freestanding sign per business or building, whichever is less, no more than 8 square feet in area. Signs should be consistently at such a height that the lowermost protuberance is seven feet above the walking surface. There should be no back lit signage. Signs should be unlit or front lit with two light sources. Portable signs shall not be allowed.

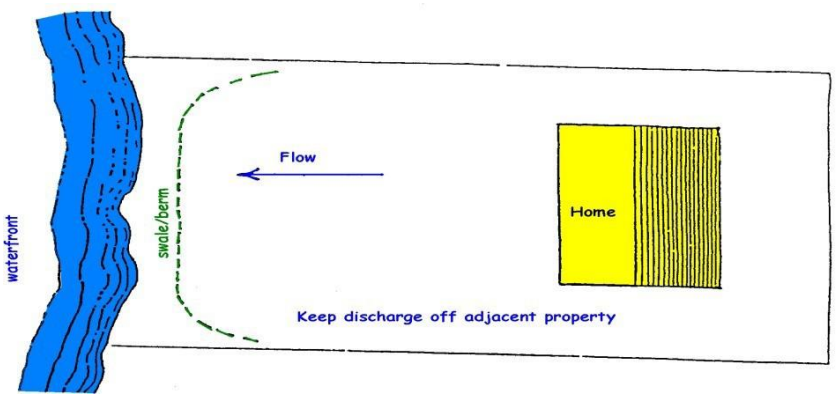
In recognition of the unique character of Old Homosassa, nonresidential signage may be allowed that advertises other off-site nonresidential uses within the overlay area. This signage must be building or wall-mounted, and may require permitted as determined by the Building Official. The total square footage of off-site signage cannot exceed that which would be allowed as on-site wall signage in this LDC (1.5 times the linear width of the building), and does not impact the total amount of on-site wall signage that may be allowable.

3705. SUPPLEMENTAL ENVIRONMENTAL STANDARDS – APPLICABLE TO BOTH RESIDENTIAL AND NONRESIDENTIAL PROJECTS

The environmentally sensitive community resources of the Old Homosassa Special Overlay District shall be protected by the following standards, which are mandatory except as noted.

A. Surface water quality. All structures shall be a minimum of 50 feet from the mean high water line, except where swales or berms are provided. If swales or berms are provided, structures shall be a minimum of 40 feet from the Homosassa River and 35 feet from all other water bodies and wetlands. The

waterfront and wetland setback must include a fifteen-foot natural vegetative buffer adjacent to the water body or wetland. If this buffer has been disturbed, it must be replanted with native vegetation.



B. Stormwater management. The shape of manmade bodies of water, including wet retention areas, should be designed to appear natural by having off-sets at the edge alignment. Shoreline areas as well as retention ponds should be planted with appropriate native vegetation to promote the ability of the pond to provide environmental habitat. Alternate designs may be approved.

C. Wetlands Protection. A minimum setback of 50 feet to prevent stormwater runoff shall be provided from an established wetland boundary, except where swales or berms are provided. If swales or berms are provided, a 40-foot setback from established wetlands connected to the Homosassa River and 35 feet from all other established wetlands shall be provided.

D. Floodplain protection. These standards apply where the first floor elevation of a proposed project is required by floodplain regulations to be higher than the existing grade in order to be above the Base Flood Elevation (approximately four to five feet in most locations). Site fill for the support of the structure or in the yard area shall be no more than allowed by the LDC. However, no fill shall be allowed within 20 feet of any wetland, the Homosassa River, or any canal or water body connecting to the river. The minimum fill to achieve compliance with the design standards herein, and all other codes, is allowed. Examples, which are not mandatory, are:

1. Stemwall construction with fill approximately 2.5 feet below the first habitable floor. This solution would be appropriate for nonresidential structures where handicapped accessibility is required.

2. Elevated structures with minor or no fill. This solution would be appropriate for residential structures where the lowest floor is not habitable and is used for garage and/or storage. (See Figures for diagrams of elevated structures.)



Nonresidential Stemwall Construction

3710. STATE ROAD 44 MIXED USE (44MU) DISTRICT

3711. PURPOSE AND INTENT

The 44MU FLUM District is intended to support the attraction and development of job producing light industrial and clean/green technology, medical services, and research and development, local, community, and regional commerce, and housing. The 44MU FLUM district also allows for supporting land uses that are functionally integrated into a larger coordinated development and campus like setting to reduce off-site impact

3712. IMPLEMENTATION

A. 44MU Comprehensive Plan/Land Development Code Atlas Amendment Required. All new development within the State Road 44 IMA, unless vested as defined in Section 3713.B., shall be considered through a Comprehensive Plan Amendment (CPA) with an affiliated master plan of development and Land Development Code Atlas Amendment (AA) as a Planned Unit Development (PUD). All new development within the IMA, unless vested as defined in Section 3713.B., shall be required to connect to central water and central sewer.

B. CPA, AA, PUD Required.

1. Amendments to the Comprehensive Plan with an affiliated master plan of development must follow Section 163.3184 (12), Florida Statutes (F.S.).
2. AA/PUD.
   a. An Atlas Amendment is required to implement the PUD.
   b. The PUD must follow the process outlined in Chapter 4, Section 4300, of the Citrus County Land Development Code (LDC).
   c. The PUD may be replaced with a Development Agreement consistent with Chapter 12 of the Citrus County LDC and Section 163.3227, F.S.

3713. APPLICABILITY

A. Geographic Limits. The limits of the State Road 44 IMA shall be those properties within the State Road 44 IMA as shown in Figure 1 as follows.

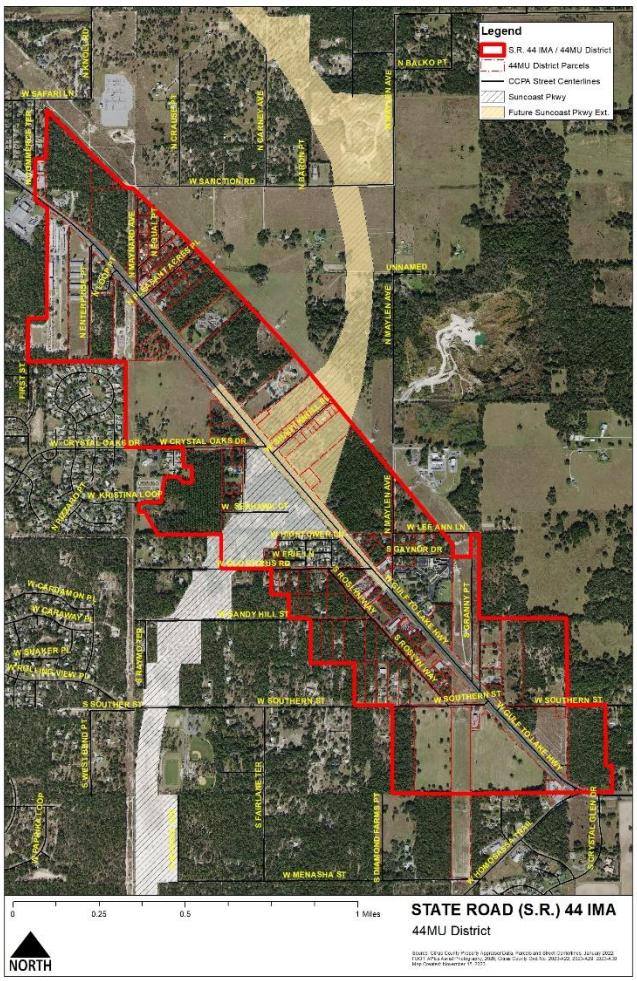


Figure 2: State Road 44 IMA Limits

B. Vested Lots. It is the intent of the 44MU District to promote a compact and non-linear pattern of development for mixed use residential and non-residential land uses in the designated SR 44 Interchange Management Area (SR44 IMA). Lots/parcels of record in existence on or before August 8, 2023, or lots/parcels of record created after August 8, 2023, not within a project meeting the minimum project size standards in subsection 3713.C., shall not be required to conform to the 44MU District and shall continue to be subject to the underlying land use district unless development activity triggers the 44MU District implementation criteria under subsection 3713.D. Lots/parcels of record created after August 8, 2023, within a project meeting the minimum project size standards in subsection 3713.C. shall conform to the 44MU District. Conformance to the 44MU District shall be implemented by Comprehensive Plan Amendment, Atlas Amendment, and PUD approval, development agreement, or similar mechanism.

C. Minimum Project Size and Lot Aggregation.

1. The minimum standard size for unified master plan of development is five acres. However, the minimum standard size may be reduced to three acres subject to a reduction in the allowance of impervious surface area and an increase in open space compared to the five-acre requirement as established in this LDC.

2. If a project is developed in phases, then each individual phase of a project shall provide adequate infrastructure, landscaping, and all other built conditions to allow the phase to stand alone if no other subsequent phases are developed. The five acres or three acres minimum size is the gross area of the total development project. Within the development project, as approved by PUD, smaller lots may be created consistent with the intent and standards of the 44MU District.

3. The minimum project size can be achieved by aggregating contiguous parcels within the 44MU District. Parcels may be aggregated across local streets, as long as the necessary access through the property is maintained. However, if a project is unable to aggregate with surrounding properties to five acres or three acres, then a smaller project size may be considered through the PUD process. If a smaller project size is approved through the PUD process, the development must still meet all development and design standards as provided in the 44MU District and subject to a reduction in the allowance of impervious surface area and an increase in open space compared to the five-acre requirement as established in this LDC.

D. Vested Nonconforming Uses.

1. For lots/parcels of record in existence before the adoption of the 44MU District on August 8, 2023, all development standards and permitted land uses as prescribed by the underlying land use district shall continue to be allowed as outlined in the LDC, unless the development activity triggers at least one of the following implementation criteria for the 44MU District:

   a. Newly proposed for non-residential use or mixed use;

   b. Expansion of an existing non-residential development that exceeds 25 percent of the legally permitted gross leasable area or a change of occupancy type as defined by the Florida Building Code that also requires additional parking or other site development improvements related to the change of occupancy type; or
   c. Expansion of an existing residential development that exceeds the number of legally permitted dwelling units.

2. Any PUD projects in existence before the adoption of the 44MU District, shall be allowed to continue to develop, or if already developed then redevelop, consistent with the existing approved PUD. If there is any change to an existing PUD that

meets the criteria in the above Section 3713.D.1 a-c, then the PUD must conform to requirements of the 44MU District.

3714 PERMITTED USES

A. Permitted Uses. See matrix in Chapter 2, Sec. 2425, of the Citrus County LDC for specific permitted uses.

B. Required Mix of Uses.

1. Non-residential uses may be developed as a single-use project or be mixed with residential or other non-residential uses. Multifamily residential uses may be developed as a single-use project or be mixed with non-residential uses. However, other residential uses shall not be a single use within a project and must be part of a mixed-use project with at least one non-residential use. When uses are mixed, they may be mixed either horizontally or vertically. Uses may be in separate freestanding buildings or may be combined in multi-use buildings of single-story or multi-story design.

2. Where residential uses are mixed with commercial or offices uses, the residential uses shall be located either above the commercial and/or office or located behind the commercial or office component provided pedestrian connections are furnished as part of a unified development plan. However, if a multifamily residential use is developed as a single-use project, then it is subject to providing appropriate buffering and pedestrian, bicycle, and transit connectivity within the State Road 44 IMA corridor.

3. Where light industrial with offices, research and development, or clean/green technology uses are provided in a mixed-use project, these uses shall be located closer to State Road 44 with the other ancillary or supporting uses behind, while still maintaining connectivity for both pedestrians and vehicles internal and external to the development.

3715 PROHIBITED USES

A. Prohibited Uses. Prohibited uses shall include, but not be limited to, cement/asphalt batch plants, metal recycling/junkyards, extractive uses, truck and heavy equipment repair, mini-warehouse or self-service storage facilities, uses requiring outdoor storage, and low-density residential less than six dwelling units per acre.

3716. DEVELOPMENT STANDARDS

A. Site Development Standards

1. General.

a. All nonresidential development in the State Road 44 IMA shall adhere to the design standards in Chapter 2, Sec. 2300, Chapter 3, Sec. 3740 and Sec. 3745 of the Citrus County LDC as applicable unless otherwise specified herein. Where conflicts exist between Chapter 2, Sec. 2300, Chapter 3, Sec. 3740 and Sec. 3745 of the Citrus County LDC and the standards herein, the standards herein shall supersede.

2. Minimum Setbacks and Build-To Lines.

a. 25 feet from any property line abutting a local road public or private right-of-way or 50 feet from the centerline of any local road public or private right-of-way, whichever distance is greater (shown in Figure 2).

b. 25 feet from any property line abutting the State Road 44 right-of-way or 75 feet from the centerline of the State Road 44 right-of-way, whichever distance is greater (shown in Figure 3).

c. 20 feet from any property line that does not abut a public or private right-of-way but abuts a property not part of the S.R. 44 IMA (shown in Figure 4).

d. Five (5) feet from any property line that does not abut a public or private right-of-way but abuts a property that is part of the S.R. 44 IMA.

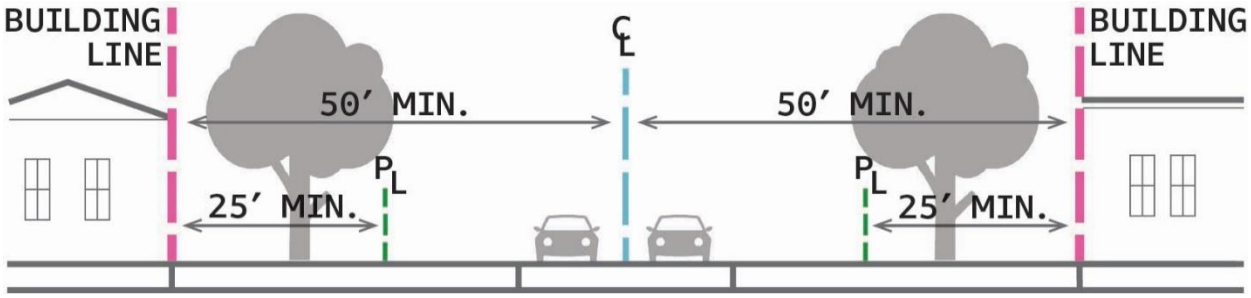


Figure 2 – 44MU District Setback – Local Road Public or Private Right of Way
Key: CL = Center Line
PL = Property Line

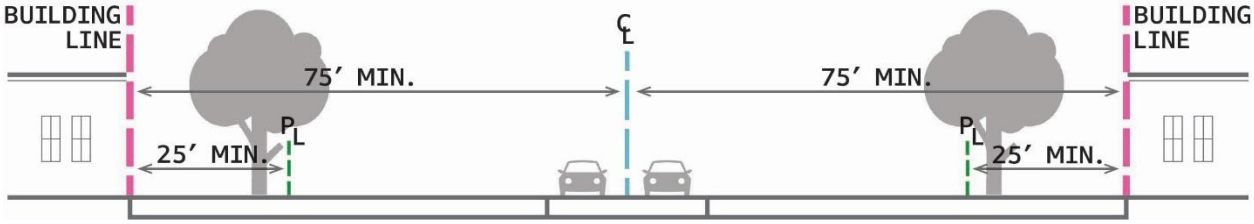


Figure 3 – 44MU District Setback – State Road 44 Right of Way
Key: CL = Center Line
PL = Property Line

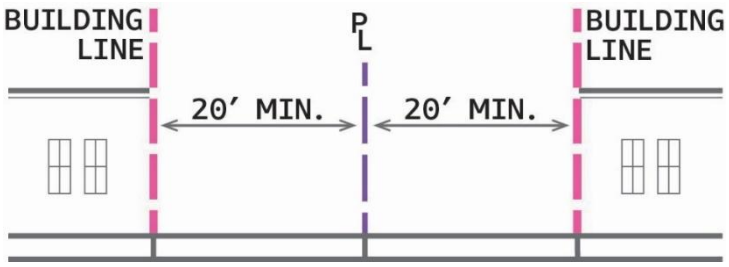


Figure 4 – 44MU District Setback – Property Line Not Abutting a Right of Way but Abutting a Property Not Part of S.R. 44 IMA

Key: CL = Center Line
PL = Property Line

3. Building Location/Orientation. Arrangement of buildings must be varied to allow for flexibility of development and functional relationships between buildings and outdoor spaces:

    a. Principal buildings within the State Road 44 IMA containing predominantly neighborhood commercial, other commercial, light industrial with offices, or transportation-related uses must be located nearest to the State Road 44 corridor.

    b. Principal buildings within the State Road 44 IMA containing other industrial uses must be located farthest from the State Road 44 corridor.

    c. Accessory uses including but not limited to trash receptacles, mechanical equipment, loading docks, and other accessory uses to non-residential development shall be located or screened in such a manner as to be hidden from view of the Suncoast Parkway, interchange access road(s), the State Road 44 corridor, and existing adjacent local street(s).

4. Access, Circulation, and Parking.

    a. Frontage roads or reverse frontage roads are encouraged along State Road 44 consistent with the requirements in Sec. 7135 of the Citrus County LDC.

    b. Vehicular access shall be provided by one of the following means:

        i. A single centrally located main service road with direct access from State Road 44 or a frontage road or reverse frontage road.

        ii. A main service road with direct access from State Road 44 or a frontage road or reverse frontage road, combined with at least one other connection to an offsite existing local street that provides indirect access to State Road 44 (see Figure 5).

c. Parking areas serving development in the 44MU must be arranged around and accessed from the main service road or an access connection to an existing offsite local street.

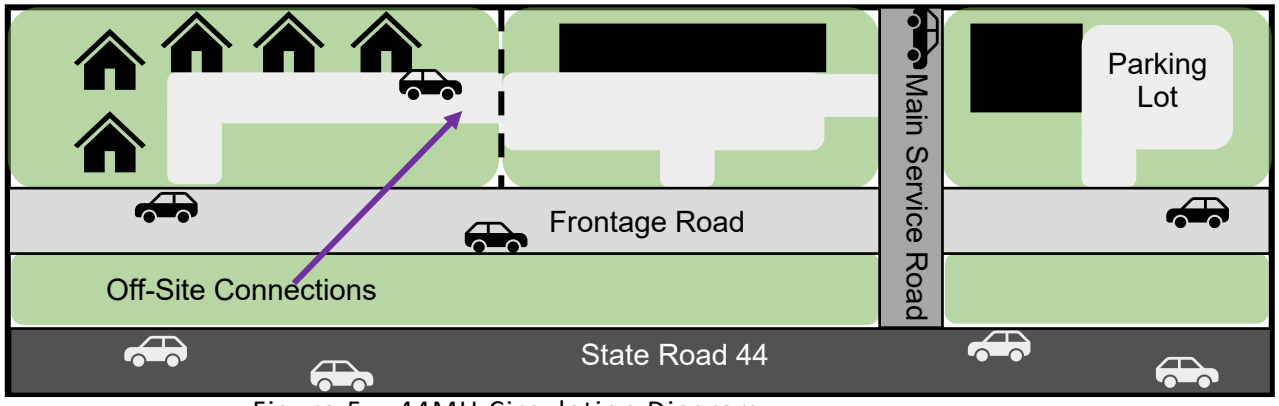


Figure 5 – 44MU Circulation Diagram

5. Subdivision Standards. Subdivision of land within the State Road 44 IMA shall adhere to Chapter 11 – Subdivision Regulations of the Citrus County LDC unless otherwise specified herein. Where conflicts exist between Chapter 11 of the Citrus County LDC and the standards herein, the standards herein shall supersede.

   a. When subdividing property within State Road 44 IMA, the minimum lot frontage shall be 440 feet for any new non-residential lot abutting State Road 44.

   b. The depth of the newly created lot shall not exceed three times its width.

   c. Lot aggregation for proposed development plans shall be required for any parcels of record that do not meet the minimum lot frontage or that cause adverse impacts to traffic circulation due to substandard access spacing. Minimum lot frontage shall not apply to properties that only obtain access from a road that is interior to the subdivision.

   d. No new or additional access points to State Road 44 will be permitted for properties that are created as the result of parcel or lot splits except as allowed pursuant to the Access Management provisions of Chapter 7 – Transportation of the Citrus County LDC.

6. Landscaping, Buffering, Fencing, and Screening.

   a. <u>Tree Preservation</u>

      i. Projects in the 44MU District shall comply with tree preservation standards in Chapter 5 of the Citrus County LDC.

      ii. Existing trees shall be preserved where possible. If existing landscaping meets the minimum size, species, and opacity requirements of this section,

existing landscaping on the property shall be counted towards the requirements of this section. To be counted towards the minimum requirements, the existing landscaping material should be spaced and pruned accordingly to allow the plant full growth potential and long-term health. If plants are spaced too close together, they shall not be counted towards the minimum requirements. All pruning shall conform to ANSI A 300 (Part 5)-Standard Practices for Tree, Shrub, and Other Woody Plant Maintenance, most current addition.

iii. If an existing tree to be preserved falls within the landscape area required for a Vehicular Use Area, the existing tree may be counted towards the minimum requirements provided there is enough space to accommodate the tree root systems. Under drains and stone may be used to allow air to access the root systems.

b. General Landscape Requirements.

i. Foundation Plantings. Foundation landscaping shall be required for at least 50 percent of each facade length located along an improved right-of-way, parking area, or any building façade that includes a customer entrance. Such landscaping shall be incorporated into a minimum of five-foot wide landscaped areas located between the required building sidewalk and the first vertical wall of the building façade. Large commercial planters or alternative designs may be used to meet these criteria. Foundation plantings are to be a minimum of 30 inches in height at time of planting.

ii. Irrigation. To maintain the landscaping in a healthy condition, all landscaped areas shall be provided with an irrigation system that supplies 100 percent coverage to all required landscaping plant material. The irrigation system may consist of an automatic or manual underground system, drip system, quick coupling valves, or hose bibs located within 50 feet of all landscaping plant material.

iii. Materials. Landscape plans must be prepared by a qualified professional. Landscape areas covered only with biodegradable mulch, stone, or aggregate shall not be used. In areas subject to erosion, erosion control blankets, or suitable reinforced mulch shall be used. Using the concept of a "Florida Friendly Landscape" or Xeriscape®, a landscape plan shall be submitted identifying all existing vegetation to be preserved, proposed turf areas, and other landscape areas. A minimum of 50 percent of the required plants shall be native species. Installed trees and plants should be grouped together into landscape plant zones according to water and cultural (soil, climate, and light) requirements. Plant spacing shall allow for the optimal long-term health of the plant material.

iv. Maintenance. The property owner, property owners' association, or other legal entity shall be responsible for the maintenance of all landscaped areas

outlined in the approved landscape plan. Upon determination by Citrus County that a required tree or plant is dead, severely damaged, or diseased, the tree or plant shall be replaced by the property owner, property owners' association, or other legal entity with the same or equivalent plant material as approved by Citrus County, in accordance with the standards of this LDC.

1. At planting, trees must be a minimum of 10 feet in height, have a minimum caliper of two inches at six inches above the root ball, and a clear stem of at least six feet. Trees must meet current ANSI Standards for Nursery Stock.
2. Permitted trees include those on the recommended tree lists in Chapter 5 – Landscaping-Buffering. Other types of trees may be substituted if approved by the Land Development Division and consistent with the intent of the 44MU District. Alternate plant material must be a "Florida Friendly Landscape" or Xeriscape® species, and drought tolerant.
3. Plants required in this section shall be planted in soils suitable for the species specified. Soil depth shall be a minimum of 30 inches. Soils must be provided with suitable pH, coarseness, fertility, and slope that will maximize the long-term vitality of plantings.
4. Landform berms shall have slopes no greater than one vertical foot for each three horizontal feet, shall have at least two feet of flat area on top, and shall have adequate protection to prevent erosion.

c. Suncoast Parkway and Interchange Access Road Buffering and Landscaping.

i. All non-residential development within the State Road 44 IMA shall maintain a Type B Buffer as detailed in Chapter 5 Section 5400 along the right-of-way of the Suncoast Parkway and interchange access roads (i.e., ramps). If existing vegetation is to be preserved, a varying buffer design may be utilized where the minimum buffer width is ten feet.

d. Enhanced Buffering for Incompatible Uses.

i. An incompatible land use buffer shall be provided under the following conditions:

1. Any Vehicular Use Area that abuts a public park, conservation area, or land principally used for or zoned for single-family residential, including but not limited to Low Density Residential (LDR or LDR MH) or Medium Density Residential (MDR or MDR MH).
2. The boundary of a parcel within the State Road 44 IMA that abuts a public park, conservation area, or parcel principally used or zoned for single-family residential, including but not limited to Low Density Residential (LDR or LDR MH) or Medium Density Residential (MDR or MDR MH).

ii. The incompatible land use buffer shall be designed in accordance with the Type C Buffer standards, and require a wall, as found in Chapter 5 – Landscaping-Buffering and Tree Preservation of the Citrus County LDC.

iii. Arrangement of required trees and shrubs in clusters or groupings is encouraged, but trees shall not be spaced more than 50 feet apart on center.

iv. Stormwater retention areas shall not be located within required buffers.

v. The PUD process may allow a different Buffer Type standard than found in Chapter 5 – Landscaping-Buffering and Tree Preservation of the Citrus County LDC so long as such buffer is consistent with the intent of the 44MU District but does not eliminate the requirement for a buffer of some type.

7. Vehicular Use Area Landscaping Requirements

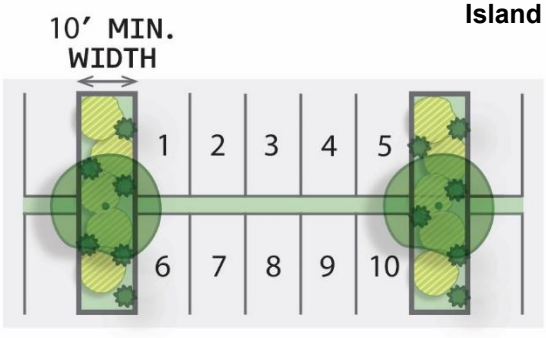
a. Right-of-Way Screening.

i. A minimum Type B Buffer as detailed in Chapter 5 Sec. 5400 of the Citrus County LDC shall be installed along the right-of-way of State Road 44 and new development, or if a frontage road is present, between the frontage road and new development. The landscaping along State Road 44 or the frontage road shall be unbroken except for required driveways, pedestrian circulation systems, and other public safety elements. Primary landscaping elements shall aim to visually reduce the scale of the adjacent interchange access road and non-residential structures. Secondary landscape elements shall include formal, orderly planting beds with highly defined edges. If existing vegetation is to be preserved, a varying buffer design may be utilized where the minimum buffer width is ten feet.

b. Parking Areas and Interior Landscape Islands.

i. No more than ten parking spaces or portion thereof shall be continuous without landscaping. Every ten parking spaces or portion thereof shall be designed to contain a minimum of 400 square feet of landscaping to be placed in a landscape island that includes at least one shade tree and six shrubs. The remainder of the landscape island shall be landscaped; and the landscaping material may include grass, ground cover, mulch, shrubs, trees, or other landscaping treatments, excluding sand, stone, or pavement. Grouping of landscape islands is encouraged to promote the healthy growth

Figure 6 – Parking Area Landscape Island

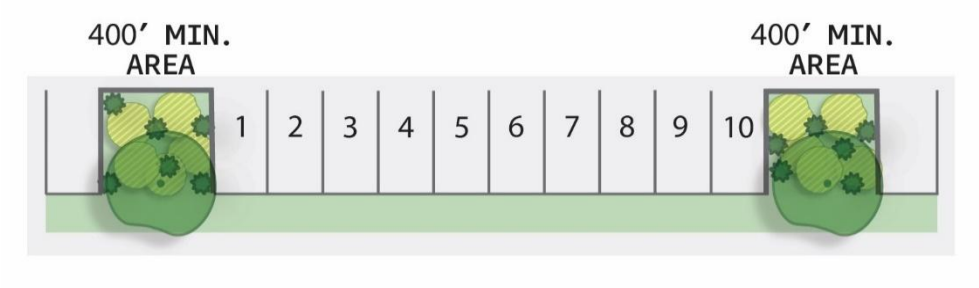


of larger shade trees, so long as every ten parking spaces or portion thereof contains a landscape island. Each landscape island shall be a minimum of 10 feet in width in the narrowest dimension. If the landscape island has a concrete curb, the 10 feet in width shall be measured from back of curb to back of curb to allow greater rooting area for trees. A root barrier shall be placed in every landscape island that includes a tree. The landscape island shall also extend the required length of the parking space, or parking spaces if configured front-to-front or end-to-end, as shown in Figures 6 and 7. Alternative landscape island designs are subject to approval by PUD as outlined in this LDC.

ii. Landscaped areas in or adjacent to Vehicular Use Areas shall be protected by concrete curbing, anchored wheel stops, or other durable materials if approved through the PUD process and consistent with the intent of the 44MU District. Wood timbers that are not part of a structural retaining wall shall not be used to meet this requirement.

iii. It is encouraged that interior landscape islands and surrounding areas use Low Impact Development (LID) when designing parking lot areas per Sec. 6220 of the Citrus County LDC.

Figure 7 – Parking Area Landscape Island



8. Utility Screening Requirements.

   a. Dumpsters are subject to the requirements of LDC Chapter 3 – Use Standards, Sec. 3740 and Sec. 3745.

   b. All newly developed and redeveloped above ground utility appurtenances visible from the public right-of-way, including pedestals, utility meters, transformers, back-flow prevention devices, etc., shall be screened. with plant material selected from the approved hedge plant material. Chain link fencing alone shall not be considered as a screening mechanism.

9. Site Lighting.

   a. Required Lighting. Lighting in the State Road 44 IMA shall adhere to Chapter 3, Sec. 3740 and Sec. 3745 of the Citrus County LDC unless otherwise specified herein. Lighting of development in the State Road 44 IMA is required to provide

secure, safe, and adequately lighted outdoor spaces. Lighting is required for the following:

i. Public streets, sidewalks, and other common areas or facilities.
ii. Connecting entrances to any mixed-use development.
iii. Entrances and exits in industrial developments and substantial buildings therein.
iv. Entrances, parking areas, driveways, sidewalks and pedestrian facilities of office, public, institutional, and commercial developments.

b. Pole Height. For pedestrian areas, the maximum height of a light pole shall be 16 feet, including the base. For all other areas, the maximum height of a light pole shall be 35 feet, including the base. Light poles exceeding 35 feet in height shall not be allowed unless approved through the PUD process and consistent with the intent of the 44MU District.

c. Lighting Fixtures. All exterior lighting installations shall use concealed source and approved dark sky friendly fixtures as defined by the International Dark Sky Association (IDA). These shall be full cutoff or cutoff type fixtures in which the lenses do not project below the opaque section of the fixture shown in Figure 8. Fixture styles shall be consistent throughout the site and selected for their aesthetic value as well as their functional value.

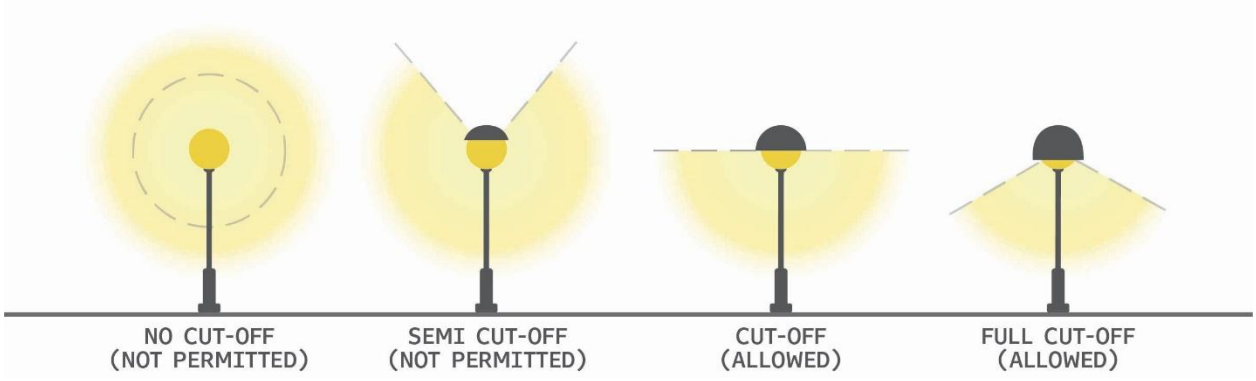


Figure 8 – Lighting Cut-Off

d. Excessive lighting/illumination. Lighting facilities and other uses shall be arranged and operated in such a manner as to prevent direct glare or hazardous interference of any kind to adjoining streets and residentially designated property. Lighting within any parcel that unnecessarily illuminates any other parcel based on the criteria provided below for luminaire design and installation shall be considered excessive.\

e. Luminaire Design and Installation.

i. No Light Trespass beyond the property line shall be permitted.

ii. No Luminaire shall cause glare onto any adjacent property, or onto the public right of way.

iii. Where lighting targets primarily the ground or horizontal targets, including but not limited to parking areas, loading docks, recreational areas, and site entrances, Luminaires shall meet Full Cutoff criteria, so that no light will cause Light Trespass as specified in this section or glare.

iv. Where lighting illuminates features on an above grade or vertical target, including but not limited to architectural features, signs, landscaping, fountains, and sculptures, Luminaires shall be Full Cutoff or Cutoff and shall be installed and aimed to minimize their output past the object being illuminated, skyward or otherwise. Such lighting shall not cause Light Trespass as specified in this section, or glare.

v. Illumination for building facades and/or landscapes whose primary purpose is decorative is prohibited between 10:00 pm and 6:00 am except during Business Hours. The lighting shall be controlled by an automated timer system.

vi. Motion-activated lighting systems shall not be activated by movement beyond the property boundary.

vii. Where lighting illuminates an under-canopy area, Luminaires shall meet Full Cutoff criteria and maintain an average horizontal Illumination in the area directly below the canopy not to exceed 20 Foot-Candles, with no value exceeding 30 Foot-Candles.

viii. Wall- or pole-mounted floodlights shall be aimed no higher than 45 degrees below horizontal, and they shall comply with cutoff requirements and Light Trespass limits as specified in this section.

ix. The following lighting systems are prohibited: Any dynamically changing lights, including strobe lights, or lights that are programmed to be flashing, blinking, or moving; except that lighting systems may dim or brighten in response to changes in ambient light as permitted in the Citrus County LDC.

x. Lighting not critical for safety or security in Vehicular Use Areas on nonresidential sites within the State Road 44 IMA shall be extinguished nightly beyond business hours. For after-hours lighting critical to safety or security, or uses with no business hours, lighting after sunset and before sunrise shall not be in excess of two Foot-Candles.

10. Signage.

a. General Signage Provisions. All signs shall conform to requirements within Sections 9110, 9120, 9130, 9140, 9150, and applicable of Chapter 9. Where

conflicts exist between Chapter 9, of the Citrus County LDC and the standards herein, the standards herein shall supersede.

i. Signs that are exempt from permitting are listed in Section 9210.

ii. Compliance with the standards and requirements of this section shall not constitute a defense to an action brought to abate a nuisance under the common law.

b. Definitions.

i. Awning/ Canopy Sign. A sign affixed flat against the surface of an awning. An awning is a retractable or fixed shelter constructed of nonrigid materials on a supporting framework that projects from the exterior wall of a building.

ii. Parkway Sign. A freestanding sign that is located on a parcel adjacent to Suncoast Parkway or Suncoast Parkway on/off ramps.

iii. Monument Sign. A three-dimensional, self-supporting, base-mounted freestanding sign, consisting of two or more sides extending up from the base, and upon which a message, business, group of businesses or center name is affixed.

iv. Multi-tenant Sign. A sign which advertises two or more businesses that are located on a single parcel of property, are connected by common walls, partitions, canopies, or other structural member to form continuous building or group of buildings, share common parking area or otherwise present the appearance of a single contiguous business area.

v. Pole or Pylon Sign. A permanently affixed sign which is erected upon or supported by the ground on one or more poles, uprights, or braces.

vi. Roof Sign. A sign erected above the roof line of a building.

c. Prohibited Signs

i. Signs listed under Section 9229.

ii. Pole or pylon signage, except when used as a Parkway sign.

iii. Billboards.

iv. Roof-mounted signage.

v. Offsite signage.

vi. Signs that revolve, are animated, utilize movement or apparent movement, utilize lights or illumination that flash, move rotate, scintillate, blink, flicker, or vary in intensity or color, or signs that create an unsafe visual distraction for motorists or pedestrians.

vii. Signs or sign structures that interfere in any way with free use of any fire escape, emergency exit, or standpipe.

viii. Signs that obstruct, or substantially interfere with, the vision of pedestrians, cyclists or motorists traveling on or entering or exiting public streets.

ix. Non-governmental signs that use the words “stop”, “look”, “danger”, or any similar word, phrase, or symbol when such sign presents or implies the need or requirement of stopping or the existence of danger, or which is a copy or imitation of official signs.

x. No sign may be erected so that by its location, color, size, shape, nature, or message it would tend to obstruct the view of or be confused with official traffic signs or other signs erected by governmental agencies.

xi. Signs that resemble any official sign, symbol or marker erected by any government agency, or that by reason of position, shape or color would conflict with the proper functioning of any traffic sign or signal, or be of a size, location, movement, content, color, or illumination that may be reasonably confused with or construed as, or conceal, a traffic-control device.

d. Sign Design Standards.

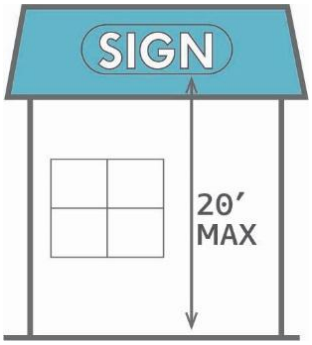
i. Sign Height and Setbacks. The type, height, placement, and number of Permanent Signs permitted for buildings containing nonresidential uses are provided in the table below. Height and placement requirements include the Sign Structure, unless otherwise stated.

Table 1: Sign Dimensions

Sign Type	Height from Grade	Placement	Maximum Number
Awning/Canopy Signs	Max. 20 feet	Entirely within awning	1 per business frontage
Freestanding Ground Signs, Limited to Monument Style Only	Max. 8 feet	Min. 15 feet setback from public right-of-way; Min. 200 feet separation between each freestanding sign on the same site	1 per street frontage; applicable to single-tenant development; not allowed in addition to Multi-tenant Signs on the same frontage
Multi-tenant Signs	Max. 12 feet	Min. 15 feet setback from public right-of-way; Min. 200 feet separation between each freestanding sign on the same site	1 per street frontage; applicable to multi-tenant development; not allowed in addition to other freestanding Ground Signs on the same frontage
Parkway Signs	Max. 50 feet for single tenant Max. 80 feet for multiple tenant	25 feet setback from Suncoast Parkway right-of-way	1 per every 1,000 linear feet, up to 2 sign structures per lot/parcel adjacent to Suncoast Parkway right-of-way
Projecting Signs	Min. 8 feet if projecting into public right-of-way; Max. 30 feet or to beginning of roofline, whichever is less	May not project more than 4 feet from building wall	1 per business frontage
Wall Signs	Min. 8 feet if projecting into public right-of-way; Max. 20 feet	Entirely within building wall extent; May not project more than 2 feet from building wall	1 per business frontage
Window Signs	Within window area	Within window area	See below requirements in subsection

ii. Sign Type Requirements.

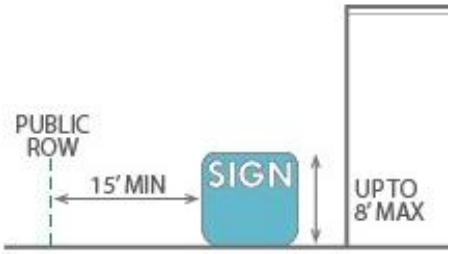
Figure 9 – Canopy Sign



1. Awning and Canopy Signs. The required dimension description in Table 1 is shown in Figure 9.

2. Freestanding Ground Signs Monument Style. Freestanding ground signs in the 44MU District must be monument style, defined as being attached to the ground or to its base on grade by a solid sign structure and which extends from the ground or base to the top of the sign face at a maximum of 8 feet as shown in Figure 10.

Figure 10 – Monument Ground

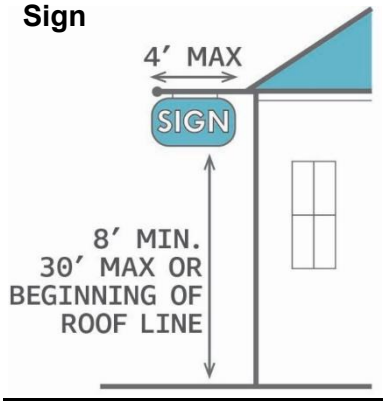


3. Multi-tenant Signs. The required dimension description in Table 1 and meet requirements of subsection 2 above, except for height, which may be increased to 12 feet from ground or base on grade

4. Parkway Signs. The required dimension description in Table 1. The additional requirements must also be followed:

   (A) Additional permitting. FDOT may require permitting for any sign structures in proximity to interstate, freeway, or highway.
   (B) Location. Must be onsite signage located on a lot or parcel adjacent to the Suncoast Parkway right-of-way. Offsite signage shall be prohibited.
   (C) Accessory . All Parkway Sign structures are accessory to a building or use on the same property. At least one building or structure that houses a principal business or use must be located on the same property as the Parkway Sign.
   (D) Design. Parkway Sign shall only be one or two-sided. Billboards or billboard-type V-shaped signs shall be prohibited. Supporting structure (poles, beams, cross-bracing, etc.) for the Parkway Sign shall be enclosed within the sign structure and material cladding.

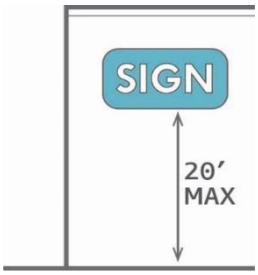
Figure 11 – Projecting Sign



(E)Protrusions. Lettering and other materials to be secured to a Parkway Sign shall be designed to deter the buildup of debris, bird nests, and other foreseen maintenance issues that could cause obstructions or safety issues and compromise the stability and functionality of the sign and sign structure over time. Curved surfaces of protruding elements are required. Any vertical or horizontal surface attached to the face of a parkway sign shall protrude no more than two inches beyond the face of the sign structure or surface.

5. Projecting Signs. The required dimension description in Table 1 is shown in Figure 11.

Figure 12 – Wall



6. Wall Signs. The required dimension description in Table 1 is shown in Figure 12.

7. Window Signs. Interior and exterior Window Signs are permitted in ground floor windows only and must be counted toward the maximum allowed Sign Face Area per building containing nonresidential uses. The total area of all interior or exterior window signs must not exceed 25 percent of the total ground floor window area of the building frontage.

iii. Sign Face Area. The total sign area of all signage on any one lot shall not exceed 200 square feet. A double-faced sign shall be considered a single sign and only one sign face shall be included in the sign area. However,

signage designed for pedestrian viewing only, such as under canopy signage, wall signs, or small directional signs, shall not be included in calculating the maximum allowable sign area per lot. A double-faced sign shall be considered a single sign.

iv. Sign Illumination. Unless otherwise prohibited by this section, signs may be internally or externally illuminated so long as external lighting is directed toward a sign and shielded so that such lighting illuminates only the face of the sign and does not shine directly into a public right-of-way to impair vision of pedestrians, cyclists, or motorists or to cause glare on residential properties. All changeable message signs shall conform with lighting requirements in Section 9240.

v. Sign Construction. In addition to compliance with all applicable building codes, permanent signs shall be securely fastened to the ground or to some other substantial supportive structure so that there is virtually no danger that either the sign or the supportive structure may be moved by the wind or other forces of nature and cause injury to persons or property.

B. Building and Architectural Standards

1. General.

   a. All non-residential and multifamily residential development in the State Road 44 IMA shall adhere to the design standards in Chapter 3, Sec. 3740 and Sec. 3745 of the Citrus County LDC unless otherwise specified herein. Where conflicts exist between Chapter 3, Sec. 3740 and Sec. 3745 of the Citrus County LDC and the standards herein, the standards herein shall supersede.

2. Mix of Uses. Development may be mixed horizontally or vertically.

   a. Horizontal Mixed Use is defined as when residential and nonresidential uses are located within different buildings.

   b. Vertical Mixed Use is defined as when residential and nonresidential uses are located within the same building, the first story of which is designed for nonresidential use only.

3. Massing and Building Height. Massing and building height in the 44MU District must be varied.

   a. The maximum building height to beginning of roofline must not exceed 50 feet.

   b. The maximum building height to highest appurtenance must not exceed 62 feet.

   c. No building shall have more than four stories.

d. Buildings having more than two stories and located within 50 feet of land principally used or zoned for single-family residential must step-back the uppermost story by at least ten feet from the second story façade line for a three-story building, or from the third story façade line for a four-story building. If the uppermost story step-back requirement cannot be met due to structural considerations, the entire structure must be setback at least ten feet further than the minimum setback required. Deviations from the uppermost story step-back requirement and additional setback provision may be considered if consistent with the intent of the 44MU District and approved by a PUD.

4. Architectural Styles/Facades and Elements. A mix of familiar traditional and contemporary architectural styles, elements, and features are required.

   a. Architectural styles shall include a mix of traditional architectural styles such as Florida Cracker/Old Florida Vernacular, Craftsman/Florida Bungalow, and Victorian Revival and contemporary architectural styles such as Main Street Commercial and Industrial as appropriate for the building's use; however alternative interpretations of these styles may be considered and approved under the PUD.

   b. Required building elements shall be provided consistent with the design standards in Chapter 3, Sec. 3740(D) and Sec. 3745(D) of the Citrus County LDC as applicable to nonresidential and multifamily uses, unless otherwise specified herein.

   c. The minimum building front fenestration must be 60 percent of the first-floor façade and 40 percent of any upper-floor façade, unless the upper-floor is principally used for residential.

   d. Building entrances must have canopies or covered porches.

   e. First-floor facade windows must have awnings or sun-screening devices.

5. Building Materials. Buildings must be constructed of high-quality, durable materials approved by the Florida Building Code. Building materials may utilize contemporary technologies but must maintain the following appearance:

   a. Exterior Walls: Stucco, stone, brick (exposed or painted), and wood veneers on masonry and/or framed substrates.

   b. Windows and Doors: Aluminum-framed storefronts and vinyl framed windows.

   c. Roofing: Low slope with parapets or sloped (4:12 to 12:12 slopes).

   d. Awnings, Canopies, and Porches: Fabric and wood. Metal may be considered if approved by a PUD.

C. Parking, Bicycle/Pedestrian Access, and Transit

1. Parking.

   a. Parking Spaces. The number of parking spaces shall be determined in accordance with LDC standards. Each parking space in excess of the minimum shall require an additional landscaped area of ten square feet to be placed within the internal parking area, frontage road, and/or right-of- way buffer. Compact car spaces may be allowed at a maximum of ten percent of the required number of parking spaces.

   b. Whether uses are horizontally or vertically mixed, the parking standards for each proposed use shall be required as cited elsewhere in the Citrus County LDC consistent with the proposed use unless a parking reduction is specifically granted in this section or by PUD or Development Agreement.

   c. One parking area may contain required spaces for several different uses, except as otherwise provided in this section. The required number of spaces assigned to one use may not be credited to any other use within the same development.

   d. Parking Lot Location. Parking is to be located behind buildings unless associated with a transportation-related use in the State Road 44 IMA (e.g., gasoline service stations, drive-thru restaurants, etc.) or otherwise provided in this section or specifically approved through the PUD process and consistent with the intent of the 44MU District.

2. Bicycle/Pedestrian Access, Circulation, Safety, and Comfort.

   a. In addition to the automobile cross-access required by the access standards in Chapter 7, Sec. 7100, of the Citrus County LDC on collector roadways, pedestrian/bicycle cross-access is also required in the State Road 44 IMA.

   b. Projects abutting any public right-of-way where sidewalks do not currently exist, or abutting public right-of-way where sidewalks are not complete, are required to construct and/or improve missing links in the existing sidewalk system. These links may be used to provide pedestrian access to other developments, to shared parking, and/or to handicapped parking spaces. Sidewalks from customer entrances to pedestrian sidewalks shall be provided in all development within the 44MU District that includes non-residential and multifamily residential uses.

   c. Internal sidewalks and bikeways must be provided to connect all onsite non-motorized circulation systems and all public entrances and exits in a manner that minimizes out of direction travel. The following standards shall apply to internal sidewalks and bikeways:

i. Must maintain a minimum sidewalk width of six feet, or if combined with a bikeway, a minimum width of 10 feet.

ii. Must meet all other applicable accessibility design and construction standards adopted by the Citrus County LDC and required by state or federal laws.

iii. Must be kept free from fixed or portable obstacles for the full width of the sidewalk or bikeway and must be kept free from overhanging projections to a height of 8 feet above the pavement surface of the sidewalk or bikeway.

d. Bicycle parking areas.

i. The definition of bicycle parking space, location, and other requirements pertaining to bicycle parking shall be consistent with Chapter 7, Sec. 7280 of the Citrus County LDC unless otherwise required herein.

ii. Bicycle parking areas, when required herein, must be located within 50 feet of the building entrance.

iii. Bicycle parking areas shall be comprised of racks with distinct spaces meeting the following standards:

1. Rack Design.
   (A) Galvanized or stainless-steel material coated with PVC or powder coated.
   (B) Locking pole diameter between 1.5 inches and 2.5 inches.
   (C) Secured with tamper-proof nuts, securely anchored, and installed on a permanent foundation (e.g., concrete pad).
   (D) Accommodates a variety of bicycle sizes and frame shapes and allows both bike wheels to remain on the ground.
   (E) Supports the bicycle frame in at least two places so that the bicycle cannot be pushed over or easily fall.
   (F) Allow for the frame and at least one wheel to be locked to the rack without having to remove a wheel from the bicycle.
2. Rack Spacing.
   (A) Each rack must provide space on each side totaling two bicycle parking spaces per rack.
   (B) Racks must be aligned parallel to each other if feasible (preferred). If parallel alignment is not feasible, racks must be aligned end-to-end.
   (C) If aligned parallel, racks must be spaced at least 30 inches apart with a preference of 48 inches apart.
   (D) If aligned end-to-end, racks must be spaced at least 120 inches apart on-center.

e. Required Number of Bicycle Parking Spaces. Bicycle parking areas comprised of racks with distinct spaces shall be required for all development in the 44 MU District.

i. At minimum one bicycle parking space shall be required for every 2,000 square feet of non-residential floor area (shown in Figure 13), up to a maximum requirement of 25 bicycle parking spaces.

ii. A minimum of 0.2 bicycle parking space shall be provided for each multifamily dwelling unit rounded up to the nearest whole number (shown in Figure 14), up to a maximum requirement of 40 bicycle parking spaces. Where more than 20 bicycle parking spaces are required, the number of spaces in excess of 20 shall be covered racks for long-term bicycle parking either located under roof or interior to a building.

iii. For mixed use developments, both formulas in subsection i and ii above shall be applied, up to a maximum requirement of 65 bicycle parking spaces for the development.

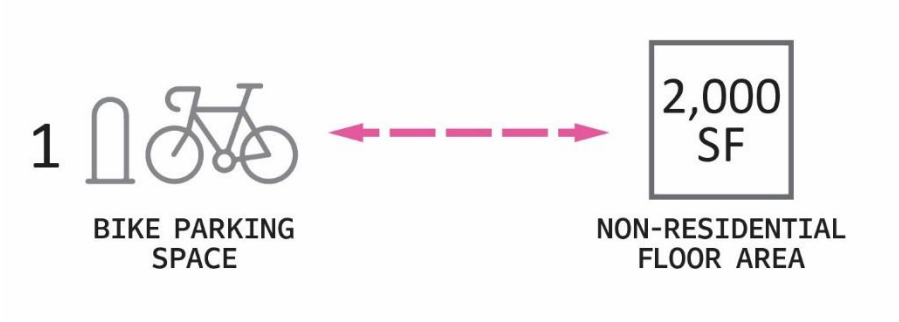


Figure 13 – Bicycle Parking – Non-Residential

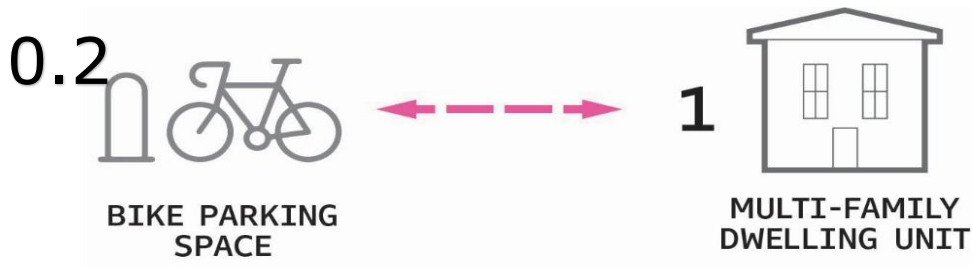


Figure 14 – Bicycle Parking – Multifamily Residential

3. Trail Access. Projects directly abutting State Road 44 are required to dedicate an easement along State Road 44 for future construction of a multi-use path to connect to the Suncoast Trail trailhead at the intersection of the State Road 44 IMA and the Suncoast Parkway. Such easement must be referenced in the PUD and dedicated at the time of development.

4. Transit Access.

a. Transit access, including bus stops with shelters, shall be provided in all development within the State Road 44 IMA consistent with Chapter 7, Sec. 7270 of the Citrus County LDC.

b. Shelters for bus stops shall be designed to be consistent with the preferred architectural styles of the State Road 44 IMA.

D. Access Management.

1. The use of shared or cross access and interconnected parking lots and frontage roads or reverse frontage roads shall be implemented in each development plan to accomplish direct access to property within the State Road 44 IMA. These access features shall be designed to connect to more than one other roadway, whenever feasible, to enhance the overall accessibility of the developed area. The County may require these conditions to be recorded with the legal description of the property where cross access agreements or other applicable conditions apply.

2. The distance to the first access connection from the ramp taper shall be consistent with Florida Department of Transportation (FDOT) requirement for state highways, or at least 660 feet on interstate access roads that are under local jurisdiction and should be right-in/right-out only. This distance shall be measured from the end of the ramp taper for that quadrant of the interchange.

3. The County shall require a minimum driveway spacing of 660 feet where feasible and practicable consistent with sound and generally accepted engineering practices and principles.

4. Each development plan shall provide for appropriate stub-outs to support cross access between adjacent parcels.

5. The minimum distance to the first full median opening shall be at least 1,320 feet, as measured from the end of the taper of the egress ramp.

6. Any access point or median opening that does not comply with one or more provisions of this subsection may be designated as Interim Access upon approval by the County through the PUD process based upon the requisite and competent evidence being submitted by the applicant and accepted by the County. In all cases where the access is designated as Interim Access, such access shall be specifically noted on the development plan submitted for approval. The requirement to provide subsequent alternative access shall run with the property and be a condition of development approval. The future planned alternative access shall be specifically identified. Property that is capable of being served by the future planned alternative access per determination of the County during the PUD process, shall require that the Interim Access be eliminated or altered, at the cost of the owner/applicant, and that the property utilize the new access location which is consistent with the provisions of this subsection.

7. The minimum length of driveways, or throat distance, shall vary based upon the proposed land use for the particular parcel of land and the projected daily and peak hour traffic volumes for the proposed development on the property. The driveway throat distance shall be measured from edge of traveled way to the first internal drive. To minimize potential vehicle stacking that would present a traffic operational or safety concern on the interchange access road, the minimum throat distance for any driveway within the State Road 44 IMA shall be the following:

Driveway Throat Distance (Linear Feet)		
Peak Hour Trips	*With Right Turn Lane*	*Without a Right Turn Lane*
50 or less	15	30
51 to 99	25	50
100 or more	75	150

E. Open Space Requirements

1. Amount required. For residential uses, the minimum open space requirement shall be 20 percent of the overall site area. The required open space shall be exclusive of:

   a. Area(s) encumbered with any substantial structure whose primary purpose is other than passive or active recreation.

   b. Area(s) devoted to use as a roadway or road right-of-way, parking area, sidewalk, or interior landscape islands whose primary purpose is other than passive or active recreation.

   c. Natural water bodies and wetlands comprising more than half of the 20 percent of the overall site area that will be applied toward the minimum open space requirement. Areas of natural water bodies shall be calculated using the ordinary high-water line. However, required drainage retention areas shall not be considered natural water bodies and shall be included in calculations of open space.

2. Location, shape, and size of open space.

   a. Location. Open space areas shall be centrally located and conveniently, safely, and legally accessible (but not necessarily contiguous) from the dwelling units, or other structures they are intended to serve. Open space areas shall be sited with sensitivity to surrounding development. The nearest part of an open space area should not be more than 1,000 feet from any proposed dwelling unit it is required to serve.

b. Shape. Each open space area shall be of such minimum dimensions as to be functionally usable by the residents of the development.

c. Size. When a development is phased, the aggregate open space platted at the initial phase shall not be less than the 20 percent required. The required open space should consist of large areas for use and enjoyment. Therefore, although flexibility in design may dictate the judicious use of small tracts and buffer areas, the layout of the development must generally incorporate broad areas for open space.

3. Usable Area. All required open space shall be capable of being used and enjoyed for purposes of informal and unstructured recreation and relaxation, and shall include the following:

a. Passive space. A minimum of 25 percent of the required open space shall be available to the residents as passive, undeveloped open space. This undeveloped open space shall be left in its natural or undisturbed state, except as follows:

i. If wooded upon the date of development agreement, the cutting of trails for walking or jogging purposes and provisions for picnic areas is allowed. In addition, the Board of County Commissioners may require the developer to make other improvements such as removing dead or diseased trees, thinning trees, or other vegetation to encourage more desirable growth and allow for grading and seeding.

ii. If not wooded at the time of development agreement, the open space shall be properly vegetated and landscaped at 1 tree per 3,000 square feet of required open space area with the objective of creating a wooded area that is consistent with the open space requirement and enhances the existing rural character of the State Road 44 IMA.

b. Active space. Open space not required as passive undeveloped open space may be developed as active space for recreation activities consistent with a Neighborhood Park or Pocket Park. Where no such activities are proposed, the Board of County Commissioners may require installation of recreational facilities, taking into consideration:

i. The character of the open space land.

ii. The recreation needs and age of persons likely to reside in the development.

iii. Proximity, nature, and excess capacity of existing and proposed county and municipal recreation facilities.

iv. The cost of recreational facilities.

4. Preservation of open space. Any lands applied toward the minimum open space requirement shall be protected by appropriate ownership covenants and deed restrictions, ensuring that:

    a. The open space area will not be further subdivided or developed for any use other than recreation in the future.

    b. The use of the open space, for the purposes specified herein, will continue in perpetuity.

    c. Appropriate provisions will be made for the maintenance of the open space.

5. Open space ownership and maintenance.

    a. Type of Ownership. Except as provided herein, usable open space and recreation facilities required to be provided by the developer in accordance with this section shall not be dedicated to the public but shall remain under the ownership and control of the developer (or his successor) or homeowners association or similar organization. The type of ownership shall be selected by the developer, subject to approval by the Board of County Commissioners. With Board of County Commissioner approval, local or state public jurisdictions or agencies and quasi-public organizations may elect to assume ownership and/or maintenance of open space areas, provided the intent and purpose of such areas is preserved.

    b. Type of ownership may include, but is not necessarily limited to:

        i. The developer, as an individual or corporation.

        ii. Homeowner, condominium or cooperative association or organization. Such organization in accordance with Florida Statutes, shall be established in such a manner that provides clear legal authority to administer covenants, maintain open spaces and assess fees to fund upkeep.

        iii. A community development district established pursuant to Florida Statutes.

    c. Whenever a non-government entity is proposed for ownership and maintenance of open space areas, the developer shall file a declaration of covenants and restrictions that will govern the non-government entity. The provisions in the declaration shall include, but are not necessarily limited to, the following:

        i. The homeowner, condominium, or cooperative association requirements.

        ii. Statements to the effect that the open space restrictions are permanent, not just for a period of years.

F. Utilities

1. General. All new or expanded residential or non-residential development within the State Road 44 IMA shall be serviced by central water and central sewer facilities and a regional stormwater system. If no central utilities are currently available, provisions for future connection must be provided and included as part of the development agreement. If no regional stormwater is currently available, onsite stormwater retention must be provided consistent with Chapter 6 – Stormwater Management of the Citrus County LDC. Any stormwater runoff generated by the development must be fully retained onsite unless connection to a regional stormwater system is provided under the development agreement

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2. Location. All utility lines serving non-residential uses proposed or developed within State Road 44 IMA, including electric, telephone, data, and cable TV, shall be installed underground, except for agricultural uses. Junction boxes, transformers, and other structures essential to utility service which, due to their function, are required to be located above-ground, shall be screened from view of public rights-of-way.

G. Environmental and Historic/Cultural Resources

1. The specific limits of any environmentally sensitive areas as defined by a local, state, and/or federal government having jurisdiction shall be verified and depicted in each development plan prior to approval. The intent of the State Road 44 IMA shall be to minimize any disturbance of all environmentally sensitive lands while providing for the reasonable use of developable property and reasonable access to the property.

2. Environmentally sensitive lands shall be preserved and protected consistent with the Citrus County Comprehensive Plan, Chapter 3, Conservation Element generally. Every effort should be made to preserve environmentally sensitive lands in the overall development plan for the site before mitigation is considered consistent with the Conservation Element.

3. Environmentally sensitive lands may comprise no more than half of the minimum percentage of the site area to be applied toward the minimum open space requirement of the 44MU District. Environmentally sensitive lands not applied toward the minimum open space requirement must be otherwise preserved and protected consistent with the Citrus County Comprehensive Plan, Chapter 3, Conservation Element.

4. As part of the site development review process, the applicant shall identify any listed or recorded historic or cultural resources within the development property. If a historic or cultural resource is identified, then the applicant shall provide a mitigation plan for the appropriate protection, management, or disposition of the identified historic or cultural resource. The mitigation plan shall be coordinated with the Florida Department of State, Division of Historic Resources.

3730. ANIMALS

A. Animals in Selected Land Use Districts

The following animals shall be permitted subject to the limitations established. The raising of those animals described herein shall be permitted in Low Intensity Coastal and Lakes, Coastal and Lakes Residential, Central Ridge Residential, Low Density Residential, and Port Districts on parcels of land containing not less than two acres and developed with a single family residence. In the Rural Residential District, raising of livestock or poultry shall be permitted on parcels containing not less than one acre and developed with a single family residence. In addition, developed parcels in the above noted districts containing more than 10 acres are not subject to the restrictions of this section, except that the restrictions included in paragraph 3730(A)(4) apply.

1. As acreage permits, the number of animals on any such parcel shall not exceed the maximum number of animals per acre according to the following schedule:

Type of Animal	Maximum Number of Animals per Acre
Domestic Tropical Birds	30.0
Parrots	10.0
Poultry	10.0
Rabbits	10.0
Horses and other equines	2.0
Llamas	2.0
Cattle	1.0
Goats	1.0
Sheep	1.0
Swine	1.0
Ratites (Ostriches, emus, rheas)	2.0

The maximum number of animals allowed shall be calculated on the cumulative acreage. For example: Using the schedule above, 3 acres can allow for a total animal combination of 2 horses (for 1 acre) and 2 cows (for 2 acres), **or** another example for 3 acres can be a combination of 1 pig (for 1 acre), 1 goat (for 1 acre), and 10 chickens (for 1 acre). In the event that an individual desires to exceed the animal schedule, as provided above, a Conditional Use approval must be obtained. Pigeons, which are banded and kept for homing/racing purposes, may be permitted in any residential district provided that the parcel contains not less than 9,600 square feet and the number of birds does not exceed 35 per 9,600 square feet.

2. Offspring of any of the above permitted animals shall not be computed initially as additional animals; provided, however, that when any such offspring reaches a stage where they are capable of sustaining life independently of the mother animal (or rabbits over 10 weeks of age), they are no longer permitted on the parcel unless the size of the parcel permits the number of animal units to be accommodated.

3. Any animal permitted by the provisions of this schedule shall be for the sole use and enjoyment of the residents of the property on which such animals are raised or kept.

4. Any barn, stable, pen, sty, or other similarly utilized building or structure shall be located not less than 50 feet from any property line. This provision shall not be construed to apply to a perimeter fence.

5. Any property on which animals are raised shall be completely enclosed with a fence sufficient in area, size, and type to contain the number of animal units raised on the property.

6. Persons possessing wildlife as pets shall file a copy of their Florida Fish and Wildlife Conservation Commission permit as provided in Chapter 379, F.S., with the Department of Growth Management.

7. The raising of those animals described in subparagraph 1. above for noncommercial purposes shall be permitted in the Medium Density Residential District subject to a Conditional Use approval. The minimum lot area shall be two acres. In no circumstances shall the number of animals exceed those amounts as identified above.

8. The raising of those animals described in subparagraph 1. above for noncommercial purposes on vacant property that meets the minimum acreage requirements by land use, as set forth in this section, may be allowable as a Conditional Use provided the following provisions are met:

a. The owner of the properties primary residence is located within a 500-foot distance measured from the closest points between the two properties.

b. All other criteria of the LDC are met.

B. Animals as Pets

1. The keeping of one type of the following animals as personal pets outside of the residence is allowable in all residential districts subject to the limitations established.

Type of Animal	Maximum Number of Animals
Pigeons, Quail	12.0
Chickens (hens only)	4.0
Ducks	4.0
Rabbits	6.0

2. The following animals are specifically prohibited from being considered personal pets under this section and are allowable only under the provisions of this LDC within residential districts.

Roosters, Gamecocks, and Turkeys
Geese, Peacocks, Guinea Fowl, and Ratites Parrots
Horses, Cattle, Goats, and Sheep Swine

3. Offspring of any of the permitted animals shall not be computed initially as additional animals; provided, however, that when any such offspring reaches a stage where they are capable of sustaining life independently of the mother animal (or rabbits over 10 weeks of age), they are no longer permitted on the parcel unless the size of the parcel permits the number of animal units to be accommodated.

4. Any animal permitted by the provisions of this schedule shall be for the sole use and enjoyment of the residents of the property on which such animals kept.

5. Any coop, pen, or other similarly utilized structure shall be located not less than 10 feet from any property line. This provision shall not be construed to apply to a perimeter fence or a portable cage.

6. The sale or breeding for sale of animals allowed under this provision is expressly prohibited.

It is recommended that the raising of animals will be done under the guidelines of Best Management Practices as established by the University of Florida and Natural Resources Conservation Service. Methods of waste management, pest control, and odor abatement must be demonstrated.

3731. OUTDOOR DOG DINING

A. Purpose. Section 509.233, Florida Statutes, grants the County the authority to provide exemptions from Section 6-501.115, 2001 Food and Drug Administration Food Code, as adopted and incorporated by the Division of Hotels and Restaurants ("Division") in Rule 61C-4.010(6), Florida Administrative Code ("Food Code"). The purpose of this section is to allow patrons' dogs within certain outdoor portions of public food service establishments. The procedure adopted in this section provides an exemption for those public food service establishments which have applied for and received a permit, from those sections of the Food Code that prohibit live animals in public food service establishments.

B. Site Improvement Plan Permit Required. No dog, except as permitted in Section 3731, shall be allowed in a public food service establishment unless allowed by state law or unless the public food service establishment has received and maintains an unexpired site improvement plan permit issued by the Citrus County Building Division pursuant to this Section. Dogs shall only be authorized in a designated outdoor dining area. It shall be unlawful to fail to comply with any of the requirements of this Section.

C. Compliance.

1. A permit application may be denied if the food service establishment has failed to obtain proper permits in accordance with the Citrus County Land Development Code for any applicable seating requirements or other food service establishment requirements.

2. A permit application may be denied if the food service establishment fails to comply with the application requirements set forth in this section.

3. All denials of permit applications shall be given in writing.

4. When a permit application is granted, the County shall issue the permit to the public food service establishment with a copy of the approved diagram of the designated outdoor area attached. The permit and approved diagram shall be posted at the public food service establishment.

D. Application Requirements.

Public food service establishments must apply to the Citrus County Building Division and receive a permit from that Division before patrons' dogs are allowed on the premises. The County shall establish by resolution a reasonable fee to cover the cost of processing the application. The application for a permit shall require the following information:

1. Name, location, mailing address and Division issued license number of the public food service establishment.

2. Name, mailing address and telephone contact information of the permit applicant and the owner of the food service establishment, if the owner is not the permit applicant.

3. A diagram and description of the outdoor area which is requested to be designated as available to patrons' dogs, including: dimensions of the designated area; a depiction of the number and placement of tables, chairs and restaurant equipment, if any, in the area; the entryways and exits to the designated outdoor area; the boundaries of the designated area and of the other outdoor dining areas not available to patrons' dogs; any fences or other barriers, and; surrounding property lines and public rights-of-way, including sidewalks and common pathways. The diagram shall be accurate to scale but need not be prepared by a design professional.

4. A description of the days of the week and hours of operation that patrons' dogs will be permitted in the designated outdoor area.

E. Regulations.

Public food service establishments that receive a permit for a designated outdoor area pursuant to this Section shall require that:

1. All public food service establishment employees wash their hands promptly after touching, petting, or otherwise handling dogs.

2. Employees are prohibited from touching, petting, or otherwise handling dogs while serving food or beverages or handling tableware or before entering other parts of the public food service establishment.

3. Patrons in a designated outdoor area be advised that they should wash their hands before eating; waterless hand sanitizers shall be provided at all tables in the designated outdoor area.

4. Employees and patrons not allow dogs to come into contact with serving dishes, utensils, tableware, linens, paper products, or any other items involved in food service operations.

5. Patrons keep their dogs on a leash at all times and under reasonable control.

6. Dogs not be allowed on chairs, tables, or other furnishings; dogs must remain on the floor/ground level and shall not be permitted in the lap of the patron.

7. All table and chair surfaces shall be cleaned and sanitized with an approved product pursuant to the U.S. Department of Health and Human Services Food Code between seating of patrons.

8. Employees shall remove all dropped food and spilled drink from the floor or ground as soon as possible but in no event less frequently than between seating of patrons at the subject and neighboring tables.

9. Employees or patrons shall remove all dog waste immediately and the floor or ground shall be immediately cleaned and sanitized with an approved product; employees shall keep a kit with the appropriate materials for this purpose in the designated outdoor area.

10. A sign or signs be posted on the premises in a conspicuous manner, placing employees on notice and informing employees of these requirements.

11. A sign or signs be posted on the premises in a conspicuous manner that places the public on notice and informing patrons of these requirements.

12. A sign or signs posted in a conspicuous manner that notifies the public that the designated outdoor area is available for the use of patrons and patrons' dogs.

13. Employees and patrons shall not permit dogs to be in, or travel though, indoor or non-designated outdoor portions of the public food service establishment; ingress and egress to the designated outdoor portions of the public food service establishment must not require entrance into or passage through any indoor area of the food establishment.

14. Employees and patrons shall not allow any dog to be in the designated outdoor areas of the public food services establishment if the public food service establishment is in violation of any of the requirements of this Section, or if they do not possess a valid permit.

15. A copy of the permit, *with a copy of the approved diagram of the designated outdoor area*, be conspicuously displayed in the designated outdoor area.

F. Expiration, Revocation, and Appeals.

1. A permit issued pursuant to this Section shall expire automatically upon the sale of the public food service establishment and cannot be transferred to a subsequent owner. The subsequent owner will be required to apply for its own permit should it wish to continue to accommodate patrons' dogs.

2. A permit may be revoked by the County if the public food service establishment fails to comply with any condition of approval, fails to comply with the approved diagram, fails to maintain a state or local license, or is found to be in violation of any provision of this Section.

3. If a public food service establishment's permit is revoked, no new permit may be approved for the establishment until all issues identified within the revocation have been satisfied, including payment of fines, administrative and court costs, if any.

4. Any applicant denied a permit pursuant to this Section, or any permit holder whose permit is revoked, may appeal the denial or revocation pursuant to this Land Development Code.

5. Nothing in this Section shall affect or limit the remedies of the County in enforcing its ordinances.

G. It shall be a violation of this Section for a food service provider to:

1. Fail to obtain a permit prior to allowing patrons' dogs on the property and each instance of a dog on the premises of a public food service establishment without a permit shall constitute a separate violation;

2. Fail to comply with the regulations set forth in paragraph E. of this Section;

3. Permit a patron who violates the regulations set forth in paragraph E. of this Section to remain on the property.

H. It shall be a violation of this Section by a patron to:

1. Fail to comply with the regulations set forth in paragraph E. of this Section;

2. Refuse to remove its dog from the property when asked to do so by the food service provider.

3735. EDUCATIONAL PROJECT(S) FOR DOMESTIC ANIMALS IN SELECTED RESIDENTIAL DISTRICTS

The temporary raising of livestock, poultry, and other domestic animals for educational projects affiliated with 4-H, Future Farmers of America (FFA), Citrus County Fair Association, and schools may be permitted in Central Ridge Residential, Coastal and Lakes Residential, Low Density Residential, Port, and Rural Residential districts upon obtaining a permit. The use of the property for the project shall be clearly incidental and subordinate to its use for its designated land use purpose by its occupants. Issuance of a permit shall be contingent upon the following:

A. The parcel on which the animal(s) is raised shall be not less than one acre in size.

B. The project shall be for a specific period of time not to exceed one year in duration. The animals(s) must be removed within 60 days after the end of the project or expiration/revocation of the permit. However, a 60-day extension to the time limit may be authorized by the Director of the Land Development Division provided there are extenuating circumstances beyond the control of the applicant.

C. The property on which the animal(s) is raised shall be completely enclosed with a fence sufficient in area to contain the number of animal(s) raised on the property or the animal(s) shall be confined in a cage sufficient in size to meet the needs of the animal(s).

D. Any barn, stable, pen, sty, or other building or structure for the purpose of confinement of any permitted animals shall be located not less than 50 feet from any property line. This provision shall not be construed to apply to a fence.

E. The owner of the property shall submit a completed application for a permit. Such application shall be submitted to the Director of the Land Development Division and shall contain the following:

1. Name, address, and telephone number of applicant.

2. A legal description of the property to be used, including a plot plan to scale showing the area on which the animal(s) will be kept and locations of intended supporting structures.

3. A description of the project including type and number of animal(s), sponsoring organization or affiliation, and intended duration of project with anticipated starting and stopping dates.

F. Upon submittal of a completed application, the Land Development Division Director shall review the application for completeness and accuracy. If all stipulations of this section have been met, the Land Development Division Director shall issue the permit. If a permit is not issued, the applicant shall be advised in writing of the reasons for the denial.

G. All permits issued shall meet the following conditions:

1. All animal(s) shall be kept in a clean and sanitary manner and shall not directly or indirectly cause a sanitary nuisance or harborage/breeding of vermin.

2. All animal(s) shall be kept within the designated area and/or cages and shall not encroach on abutting properties.

3. All projects shall be subject to applicable Federal, State, and County licensing requirements, fees, and taxes.

4. All permits are nontransferable and are limited to the specific permittee, project, and/or property designated.

5. Acceptance of a permit constitutes consent for authorized personnel including the staff of the Citrus County Department of Growth Management, Department of Agriculture and Consumer Services, and Department of Health to inspect the project during reasonable daylight hours to confirm compliance with the conditions of the permit.

H. Any variance or departure from the conditions of the permit (development order) shall constitute grounds for revocation of the same pursuant to this LDC.

3740. ADDITIONAL DESIGN STANDARDS FOR LARGE NON-RESIDENTIAL PROJECTS

A. Purpose. These standards are intended to provide developers of large nonresidential development with guidelines for creating safer, efficient, pedestrian- friendly projects with human-scale orientation, while discouraging large, nondescript buildings and “unfriendly” pedestrian design, limited landscaping, and vast, non-shaded parking lots. As a basis for developing such guidelines, Citrus County citizens and visitors alike will benefit from enhanced large nonresidential project design, which accomplishes the following objectives:

1. To encourage large, single building construction with definition that has the appearance of multiple buildings rather than enormous, warehouses with unbroken, blank walls. Good design encourages clearly defined entryways, articulated roof lines to prevent monotony, pedestrian amenity areas, and concealment of unsightly mechanical structures from public view;

2. To encourage efficient, pedestrian-oriented design which effectively resolves the incompatibility between pedestrians and motorists, while providing interconnectivity between buildings, parking areas, and other internal/external components;

3. To encourage parking lot design which meets vehicular needs, while providing a safer, efficient, comfortable pedestrian flow;

4. To encourage adequate landscaping that allows large buildings and their components to blend with their surroundings, while providing screening and shade for the public benefit;

5. To encourage enhanced lighting and signage design, to avoid forms of nuisance and intrusiveness into adjacent areas, while enhancing public safety.

6. To encourage uniform appearance and design standards for commercial corridors so that they become a point of pride that projects and inspires economic prosperity.

B. Definition. The standards of this section shall apply to all proposed nonresidential development whose gross leasable area is greater than or equal to 25,000 square feet.

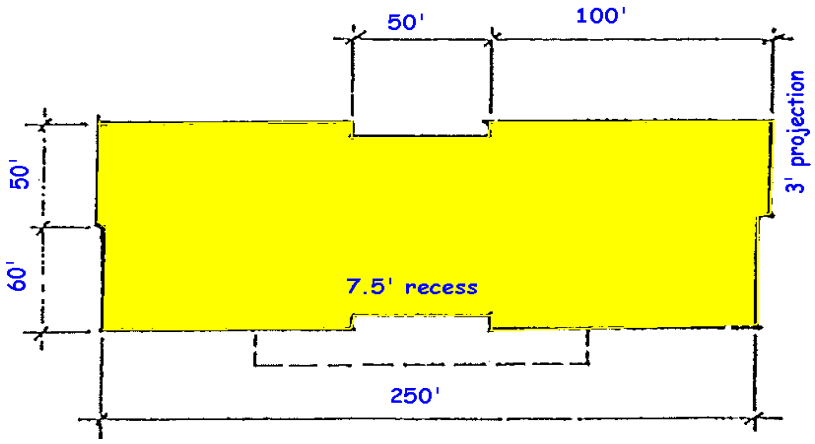
C. Exemptions.

1. The standards in this section do not apply to industrial, agricultural,

transportation, communication, utility and mining land uses.

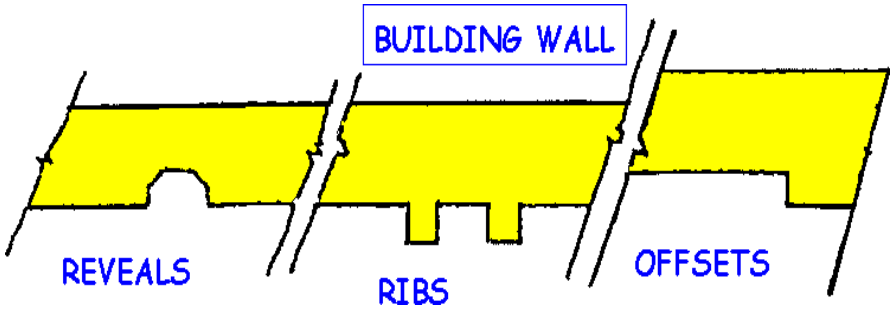
D. Additional Development Standards. The following additional standards shall be required as outlined in this Section:

1. Façades. Any elevation of the building that fronts on a right-of-way shall meet façade requirements. No uninterrupted and/or unadorned length of any portion of the façade shall exceed 100 linear feet (this measurement shall not apply to the elevations of buildings that are not visible to the public). Interruptions of such continuous lengths of the façade shall include wall plane projections and/or recesses of not less than five feet in off-set, and 20 feet in length, and one or more of the following: Architectural features, including but not limited to, pilasters, columns, canopies/porticos, arcades, colonnades, and/or parapets.



a. Multiple Units within a Single Building. Where a large project contains individual units that are less than 25,000 square feet of gross floor area each, with separate, exterior customer entrances, the street level facade of each store shall provide fenestration such as windows between the height of three feet and eight feet above the walkway grade, for no less than 60 percent of the horizontal length of the building facade of each store.

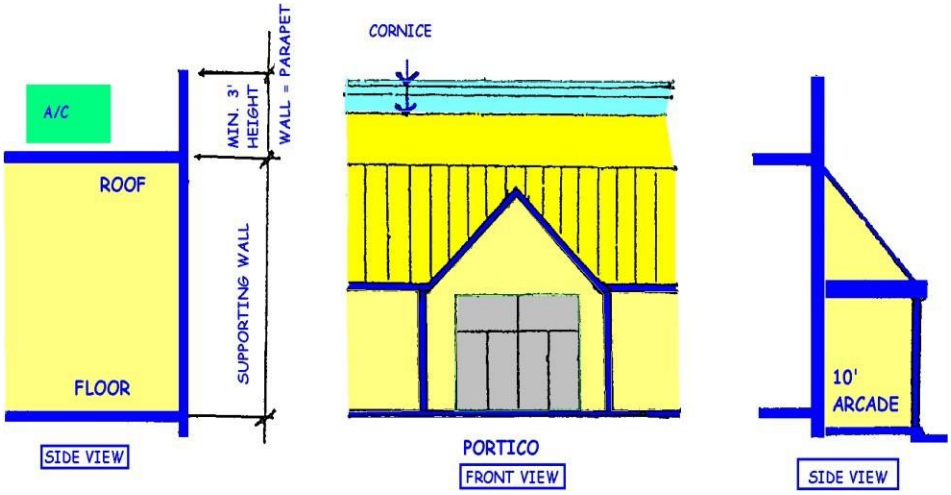
b. Detail Features. All facades shall include repeating patterns at intervals of no more than 30 feet, horizontally or vertically. Such repeating patterns shall include windows, color changes, texture changes, material module changes, and/or surface modeling changes such as offsets, reveals, or ribs of no less than 12 inches in width or depth.



c. Materials. Tilt-up concrete panels, prefabricated steel panels, or similar non-glass, smooth faced panels shall not be exposed.

2. Entryways. All facades shall include at least one customer entrance. Customer entrances shall be clearly defined and include at least two of the following features: canopies/porticos, overhangs, recesses/projections, arcades, raised above-the-doorway cornice parapets, peaked roof forms, arches, outdoor patios, display windows, integrated architectural details such as tile work, moldings, planters or wing walls, and/or landscaped sitting areas.

3. Roofs. Flat, unarticulated roof lengths, longer than 100 feet in length shall be concealed by utilizing at least one of the following options:



a. Effective concealment of flat roof lines, rooftop equipment, and heating, ventilating, and air conditioning (HVAC) units from any façade view by adjacent land uses of lesser intensity, and improved rights-of- way. The parapet design shall be a minimum of three feet in height and shall incorporate a three dimensional cornice treatment. Alternative designs such as varying the parapet height for a minimum

linear distance of 100 feet, and a minimum vertical height of two feet shall be subject to approval as outlined in this LDC.

b. Overhanging eaves that extend no less than three feet past the supporting walls.

c. Two or more sloping roof planes.

4. Pedestrian Circulation. Projects shall be pedestrian-oriented through design features that enhance pedestrian safety, efficiency, and connectivity with a clear definition between vehicular areas and pedestrian walkways.

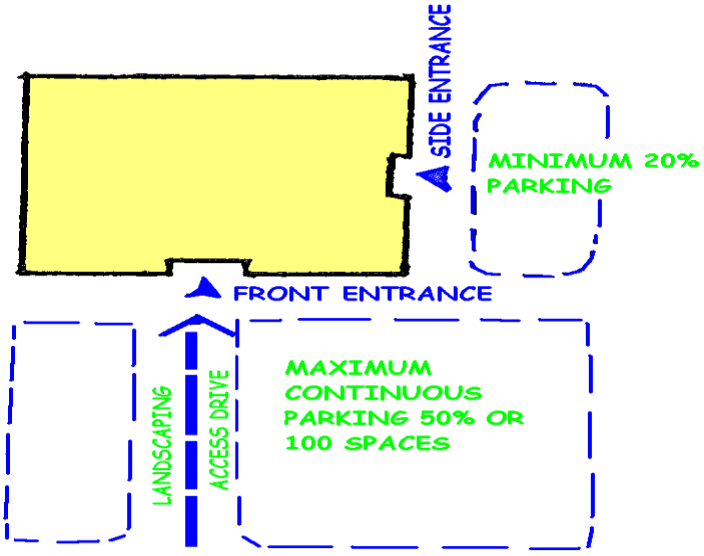
a. Sidewalks. Pedestrian connectivity between the project building entrances and parking areas, public sidewalks, out parcel buildings, and transit stops shall be clearly indicated through the use of landscaped areas and sidewalks which are made of materials such as scored concrete, pavers, or bricks. All project building sides with customer entrances shall include such a sidewalk.



b. Pedestrian Amenity Area. Large retail projects shall include design features such as pedestrian amenity areas, which include well landscaped sitting areas with design components such as seating elements and/or other amenities in shaded areas. A minimum of four benches, or other similar amenity, shall be provided at each customer entrance/pedestrian amenity area, unless fewer amenities are appropriate as determined by the Land Development Division Director or designee.

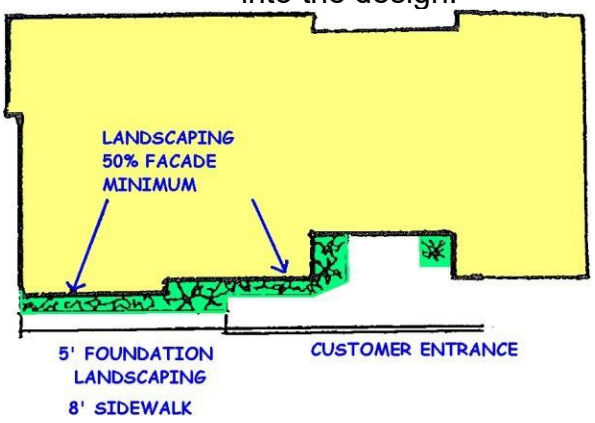
5. Parking Areas. Parking lots and access aisle-ways shall be designed utilizing the following standards:

a. Parking Lot Design. Vast, unbroken parking lots are prohibited. Parking areas shall be designed so that no more than 100 spaces (150 spaces for uses that require 501 or more parking spaces according to the LDC) of the total required spaces are part of a clearly defined grouping of spaces. Such groups shall be broken into individual lots and/or clearly separated by well landscaped or weather-protected pedestrian walkways, significant landscape or geographic features, and/or by design components of the proposed building(s). Separations shall be no less than eight feet in width at any point. No required parking space shall be located farther than 500 feet from the nearest customer entrance, unless a farther distance is appropriate and approved by the Land Development Division Director or designee. At least 20 percent of the required parking spaces shall be placed in the rear or side areas of the proposed development if feasible. Alternative designs that incorporate existing natural resources are encouraged, subject to approval as outlined in this LDC.



b. Parking Spaces. The number of parking spaces shall be determined in accordance with LDC standards. Each parking space in excess of the minimum shall require an additional landscaped area of 10 square feet to be placed within the internal parking area, frontage road, and/or right-of-way buffer. The use of pervious parking areas, including turf block may be used for no more than 20 percent of the total constructed required parking spaces, subject to approval as outlined in this LDC. Alternate surfaces are subject to approval by the Engineering Division. Compact car spaces may be allowed at a maximum of ten (10) percent of the required number of parking spaces.

6. Landscaping. The following landscaping standards shall be incorporated into the design:

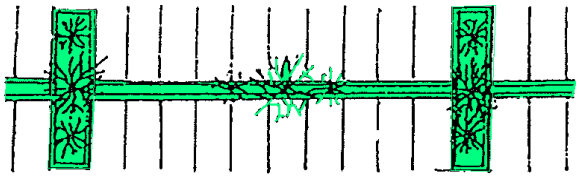


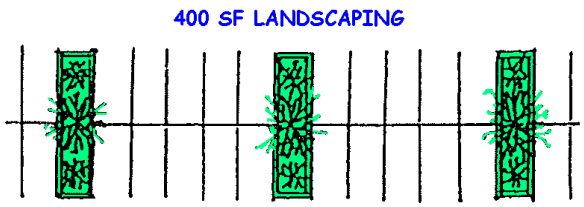
a. Foundation. Foundation landscaping shall be required for at least 50 percent of each facade length located along an improved right-of-way, parking area, or which includes a customer entrance. Such landscaping shall be incorporated into a minimum of a five-foot wide landscaped bedding area located between, and in addition to the required building sidewalk and the first vertical wall of the building façade. Large commercial planters or alternative designs may be used to meet this criteria.

b. Bufferyards. Bufferyards, rather than setbacks, shall be required along all collector and arterial roadways, which include an unbroken (except for required driveways, sidewalks, and other public safety elements), landscaped area no less than 25 feet in width and planted according to Buffer Type C standards. If existing vegetation is to be preserved, a varying buffer design may be utilized where the average width is 20 feet. Alternative designs are subject to approval as outlined in this LDC.

If roads, drives, or parking areas are located within 125 feet of existing residential lots, a Type D buffer with a wall must be installed, with the wall placed not less than 25 feet from the abutting residential property and required trees and shrubs located between the wall and the residential property. However, if residences will be constructed between the road, drive, or parking area and the existing residential property, the buffer is not required.

c. Parking Areas. Every 10 spaces shall be designed with 400 square feet of landscaping to be placed in medians or islands, and shall include at least one tree, and six shrubs. No median or island shall be less than five feet in width, and no more than 10 spaces shall be continuous without landscaping. Grouping of landscaped islands is encouraged to promote the healthy growth of larger trees. Alternative designs are subject to approval as outlined in this LDC.





d. Access Driveways. Main access driveways from the public right-of-way into the proposed development shall be completely separated from any parking area and/or pedestrian walkway by a landscaped island, not including intersections and walkways.

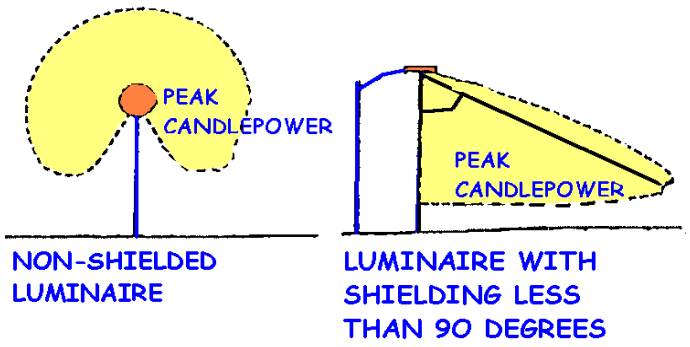
e. Frontage Roads. Frontage roads need not be landscaped; however, when parking area landscaping cannot be met, approval may be given for no more than 20 percent of the required parking area landscaping for placement along frontage roads.

f. Drainage Retention Areas (DRA). In addition to all other LDC requirements, a Type “C” Buffer shall be established adjacent to improved rights-of-way, parking spaces, and/or access drives, in coordination with an approved DRA. Alternative DRA design is encouraged, subject to approval as outlined in this LDC.

g. Tree Preservation. All large retail projects shall comply with tree preservation standards, and such requirements shall be in addition to those standards as referenced above.

h. Required Maintenance. The property owner, property owners' association, or other legal entity shall be responsible for the maintenance of all landscaped areas outlined in the approved landscape plan. Upon determination by the County that a required tree or plant is dead, severely damaged, or diseased, the tree or plant shall be replaced by the property owner, property owners' association, or other legal entity with the same or equivalent plant material as approved by the County, in accordance with the standards of this LDC.

7. Exterior Lighting. Exterior lighting design shall enhance security of pedestrians and motorists alike. All pedestrian walkways and parking spaces shall be adequately lighted through the use of individual or combination lighting features such as standard luminaire, street lamp, and/or bollard types of fixtures. Alternative designs are subject to approval as outlined in this LDC.



Lighting shall be designed according to the following standards:

a. Maximum Height. Exterior light sources such as luminaries or lampposts shall not exceed 20 feet in height. Shielded light sources may not exceed 35 feet in height.

b. Illumination. All lighting shall be designed to minimize spillage onto adjacent noncompatible land uses. Non-shielded fixtures are permitted a maximum illumination factor of two and a half-foot candles. Shielded fixtures are permitted a maximum illumination factor of five- foot candles.

c. Location Design. Lighting sources (interior or exterior) shall be shielded from vehicular travel lanes so that glare to motorists is minimized. Areas located on waterways, such as docks and nature trails, and other regulated areas shall utilize shielded light fixtures so that the light source is adequately shielded from view on the waterway or regulated area. Lighting and other improvements, such as cart returns, shall be incorporated into the landscape design.

d. Exterior illumination shall be engineered for public safety and not impact adjacent properties to an extent greater than is necessary to address the safety issue. Lighting plans may be required, and extensive lighting systems justified by appropriate study at the applicant's expense.

8. Signage. Signage is subject to approval as outlined in this LDC.

9. Dumpsters.

   a. Dumpsters shall be screened from public view by a fence, wall, or similar enclosure at least six (6) feet in height, measured from finished grade.

   b. The enclosure shall include a gate made of PVC or other similar durable material as used for the enclosure.



   c. The enclosure shall be constructed of masonry, PVC or other similar durable material. If constructed of masonry, the enclosure shall be decoratively finished to match the exterior of the principal building.

   d. Chain link, painted or unpainted block walls, and barbed wire are prohibited.

10. Outdoor Storage and Sales. Outdoor storage (including seasonal storage trailers) and sales shall be permitted in designated areas only, as approved during development site plan review, and shall be screened from view from residential land districts and uses through landscaping and/or other design features. Permanent outdoor storage areas shall meet all required building setback standards as outlined in this LDC.

11. Mechanical Equipment. If mechanical equipment is installed on grade, it shall be screened from public view.

12. Compliance. In addition to the application requirements of the LDC, a colored facade rendering shall be submitted to the Land Development Division at time of application submission to ensure that the development standards required herein are adhered to.

13. In case of any conflict between these requirements and the requirements contained in the Citrus County Building Code, and/or Florida Building Code, those codes shall prevail.

3745. DESIGN STANDARDS FOR SMALL NONRESIDENTIAL DEVELOPMENT PROJECTS

A. Purpose. These standards are intended to provide developers with guidelines for creating safer, efficient, pedestrian-friendly projects with human-scale orientation, while discouraging nondescript buildings, “unfriendly” pedestrian design, limited landscaping, and vast, non-shaded parking lots. As a basis for developing such guidelines, Citrus County citizens and visitors alike will benefit from enhanced commercial design, which accomplishes the following objectives:

1. To encourage attractive development based on good design. Good design encourages clearly defined entryways, articulated roof lines to prevent monotony, pedestrian amenity areas, and concealment of unsightly mechanical structures from public view;

2. To encourage efficient, pedestrian-oriented design which effectively resolves the incompatibility between pedestrians and motorists, while providing interconnectivity between buildings, parking areas, and other internal/external components;

3. To encourage parking lot design which meets vehicular needs, while providing a safer, efficient, comfortable pedestrian flow;

4. To encourage adequate landscaping that provides screening and shade for the public benefit;

5. To encourage enhanced lighting design, to avoid forms of nuisance and intrusiveness into adjacent areas, while enhancing public safety.

6. To encourage uniform appearance and design standards for commercial corridors so that they become a point of pride that projects and inspires economic prosperity.

B. Applicability.

1. The standards of this section shall apply to all proposed nonresidential development whose gross leasable area is less than 25,000 square feet.

2. Flexibility may be allowed in the individual requirements of this section provided that the overall project meets the objectives for enhanced commercial design.

C. Exemptions

1. The standards in this section do not apply to industrial, agricultural or mining land use.

2. Transportation, communication and utility uses are exempt.

3. “De minimus” project proposals to redevelop an existing structure are exempt from the standards of this section if either of the following conditions are met:

   a. The project site is no greater than 0.5 acres, or

   b. The proposed building expansion does not exceed twenty-five (25) percent of the gross leasable area.

4. Existing multi-phased project which have approved Master Plans filed with the Department of Development Services as of April 12, 2005, are exempt from these standards.

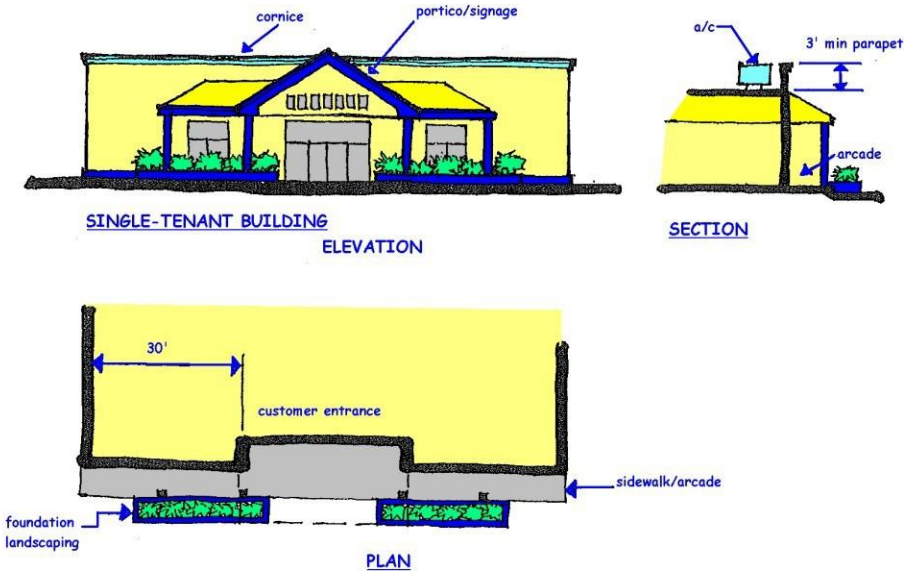
5. Houses of worship and structures accessory to the house of worship are exempt from these standards.

D. Additional Development Standards. The following additional standards shall be required for all Small Nonresidential Development projects in addition to the other requirements of this Code:

1. Facades. Any elevation of the building that fronts on an improved right-of-way shall meet façade requirements.

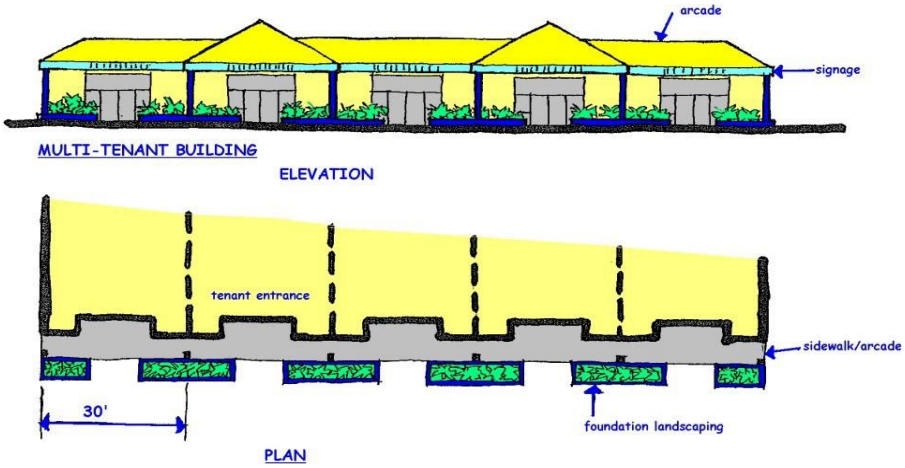
   a. No uninterrupted and/or unadorned length of any portion of the facade shall exceed 30 linear feet (this measurement shall not apply to the backs of buildings that are not visible to the public). Interruptions of such continuous lengths of the facade shall include wall plane projections and/or recesses of not less than six (6) inches in off-set, and one or more of the following architectural features:

- Pilasters;
- Columns;
- Canopies/porticos;
- Arcades/colonnades; and/or
- parapets



b. Detail Features. All facades shall include repeating patterns at intervals of no more than 30 feet, horizontally or vertically. Such repeating patterns shall include:

- Windows;
- Color, texture, material module changes; and/or
- Surface modeling changes such as offsets, reveals, or ribs of no less than 12 inches in width and one inch in depth.



c. Materials.

Smooth faced concrete or smooth faced masonry units on facades shall have stucco or other decorative finish. Tilt-up concrete panels, prefabricated steel panels, or similar non-glass, smooth faced panels shall not be exposed.

2. Entryways. Entrances shall be clearly defined and include at least two of the following features: canopies/porticos, overhangs, recesses/projections, arcades, raised above-the-doorway cornice parapets, peaked roof forms, arches, outdoor patios, display windows, integrated architectural details such as tile work, moldings, planters or wing walls, and/or landscaped sitting areas.

3. Roof Treatment.

   a. Buildings are required to have variations in the roofline and roof features that are consistent with the building's mass and scale. In addition, roofs shall meet at least one of the following:

      - Decorative parapets that are a minimum of three (3) feet in height above the finished roof or that are high enough to block the view of any mechanical equipment.
      - Three-dimensional cornice treatment which shall be a minimum of twelve (12) inches in height with a minimum of three reliefs.
      - Overhanging eaves that extend no less than six (6) inches beyond the supporting walls and have a minimum fascia of six (6) inches.
      - Two or more sloping roof planes per primary façade.
      - A sloping roof that does not exceed the average height of the supporting walls, with an average pitch of 4:12 or greater.

- Additional vertical roof changes with a minimum change in elevation of two (2) feet.

b. Rooftop equipment and heating, ventilating, and air conditioning (HVAC) units shall be concealed from any facade view by adjacent land uses of lesser intensity, and improved right-of-ways.

4. Pedestrian Circulation. All projects shall be pedestrian-oriented through design features that enhance pedestrian safety, efficiency, and connectivity with a clear definition between vehicular areas and pedestrian walkways.

a. Sidewalks. Pedestrian connectivity between the project building entrances and parking areas, public sidewalks, out parcel buildings, and transit stops shall be clearly indicated through the use of landscaped areas and sidewalks which are made of materials such as scored concrete, pavers, or bricks. All project building sides with customer entrances shall include such a sidewalk.



b. Pedestrian Amenity Areas. All projects shall include design features such as pedestrian amenity areas, which should include well landscaped sitting areas with design components such as seating elements and/or other amenities in shaded areas. A minimum of two benches or other similar amenity shall be provided for each pedestrian amenity area, unless fewer amenities are appropriate as determined by the Land Development Division Director or designee.

5. Parking Areas. Parking lots and access aisle-ways shall be designed utilizing the following standards:

a. Parking Lot Design. Vast, unbroken parking lots are prohibited. Parking areas shall be designed so that no more than 50 spaces of the total required spaces are part of a clearly defined grouping of spaces. Such groups shall be broken into individual lots and/or clearly

separated by well landscaped or weather-protected pedestrian walkways, significant landscape or geographic features, and/or by design components of the proposed building(s). Parking lotlandscape islands shall also include pedestrian amenities where appropriate to facilitate pedestrian connectivity.

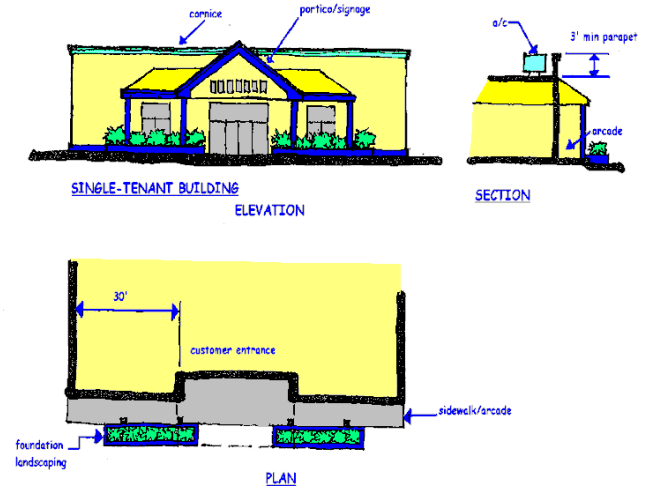
Alternative designs that incorporate existing natural resources are encouraged, subject to approval.

b. Parking Spaces. The number of parking spaces shall be determined in accordance with LDC standards. Each parking space in excess of the minimum shall require an additional landscaped area of at least ten (10) square feet to be placed within the internal parking area, frontage road, and/or right-of-way buffer. Alternative surfaces are subject to approval by the Engineering Division.

6. Landscaping. The following landscaping standards shall be incorporated into the design of all projects:

a. Along each property line abutting other commercial or office developments and vacant properties zoned for nonresidential uses, landscape islands shall be established. These islands shall be designed in shape and size to complement the building and parking lot design, as long as the total plantings are equivalent to that required for a five-foot wide type ‘A’ landscape buffer. A type ‘C’ landscape buffer shall be installed along each property line abutting residentially designated property.

b. Foundation. Foundation landscaping shall be required for at least 50 percent of each facade length located along an improved right-of-way, parking area, or which includes a customer entrance. Such landscaping shall be incorporated into a landscaped bedding area which may have a varying design with an average width of five feet (but not less than three feet in any area) to be located between the parking area and the building. Large commercial planters or alternative designs may be used to meet this criteria.





c. Bufferyards. Landscaped areas no less than 10 feet in width having a full complement of plantings for a Type A buffer shall be required along all collector and arterial roadways. If existing vegetation is to be preserved, a varying buffer design may be utilized where the average width is ten (10) feet. Alternative designs are subject to approval.



d. Parking Areas. Every ten (10) spaces shall be designed with 400 square feet of landscaping to be placed in medians or islands, and shall include at least one shade tree, and six (6) shrubs. No median or island shall be less than five feet in width, and no more than ten (10) spaces shall be continuous without landscaping. This includes spaces that adjoin one another front to front. Grouping of landscaped islands is encouraged to promote the healthy growth of larger trees. Alternative designs are subject to approval.

e. Frontage Roads. Frontage roads need not be landscaped; however, when parking area landscaping cannot be met, approval may be provided for no more than 20 percent of the required parking area landscaping for placement along frontage roads or access drives as applicable.

f. Drainage Retention Areas (DRA). In addition to all other LDC requirements, a Type “A” Buffer shall be established adjacent to improved right-of-ways, parking spaces, and/or access drives, in coordination with an approved DRA. Alternative DRA design is encouraged, subject to approval.

g. Tree Preservation. All projects shall comply with the applicable tree preservation standards in this LDC in addition to requirements in this section.

h. Required Maintenance. The property owner, property owners’ association, or other legal entity shall be responsible for the maintenance of all landscaped areas outlined in the approved landscape plan. Upon determination by the County that a required tree or plant is dead, severely damaged, or diseased, the tree or plant shall be replaced by the property owner, property owners’ association, or

other legal entity with the same or equivalent plant material as approved by the County, in accordance with the standards of this LDC.

7. Exterior Lighting. Exterior lighting design shall enhance security of pedestrians and motorists alike. All pedestrian walkways and parking spaces shall be adequately lighted through the use of individual or combination lighting features such as standard luminaire, street lamp, and/or bollard types of fixtures. Alternative designs are subject to approval. Lighting shall be designed according to the following standards:

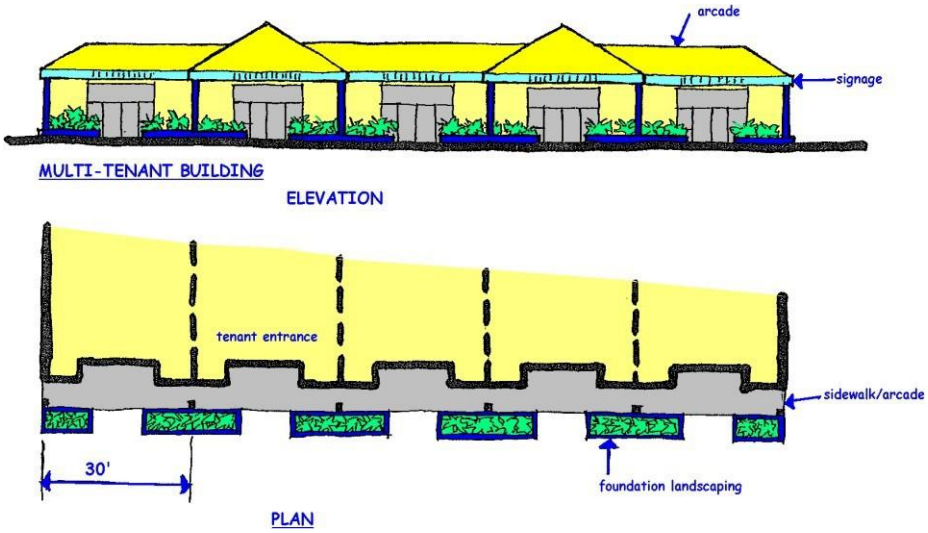
    a. Maximum Height. Exterior light sources such as luminaries or lampposts shall not exceed 20 feet in height. Shielded light sources may not exceed 35 feet in height.

    b. Illumination. All lighting shall be designed to minimize spillage onto adjacent land uses. Non-shielded fixtures are permitted a maximum illumination level of 2.5 foot-candles. Shielded fixtures are permitted a maximum illumination level of 5.0 foot-candles. Higher illumination levels may be allowed in canopied areas with approval of the Land Development Director.

    c. Location Design. Lighting sources shall be shielded from vehicular travel lanes so that glare to motorists is minimized. Areas located on waterways, such as docks and nature trails, and other regulated areas shall utilize shielded light fixtures so that the light source is adequately shielded from view on the waterway or regulated area. Lighting and other improvements, such as cart returns, shall be incorporated into the landscape design.

    d. Exterior illumination shall be designed for public safety and not impact adjacent properties to an extent greater than is necessary to address the safety issue. Lighting plans may be required, and extensive lighting systems justified by appropriate study at the applicant's expense.

8. Signage. Signage shall be designed as part of a consistent system and shall be approved as part of the overall site plan.



9. Outdoor Storage and Sales. Outdoor storage (including seasonal storage trailers) and sales shall be permitted in designated areas only, as approved during development site plan review, and shall be screened from view from residential land use districts and uses through landscaping and/or other design features. Temporary storage trailers are allowed for a period not to exceed ninety (90) days, subject to separate permitting. Permanent outdoor storage areas shall meet all required building setback standards as outlined in this LDC.

10. Dumpsters.

    a. Dumpsters shall be screened from public view by a fence, wall, or similar enclosure at least six (6) feet in height, measured from finished grade.
    b. The enclosure shall include a gate made of PVC or other similar durable material as used for the enclosure.

    c. The enclosure shall be constructed of masonry, PVC or other similar durable material. If constructed of masonry, the enclosure shall be decoratively finished to match the exterior of the principal building.

    d. Chain link, painted or unpainted block walls, and barbed wire are prohibited.

11. Mechanical Equipment. If mechanical equipment is installed on grade, it shall be screened from public view.

12. Ground Area Coverage. Overall ground area coverage of both pervious and impervious materials shall not exceed the maximum ISR for the applicable land use district.

13. Compliance. In addition to the application requirements of the LDC, a color facade rendering or set of construction plans shall be submitted to the Land Development Division at time of application submission to ensure that the development standards required herein are adhered to.

14. Conflict with other Regulations. In case of any conflict between these requirements and the Florida Building Code, the Florida Building Code shall prevail.

3750. COMMERCIAL WIRELESS TELECOMMUNICATIONS TOWERS, STRUCTURES, AND ANTENNAS

A. Purpose and Intent

The purpose and intent of these regulations is to establish guidelines for the siting of commercial wireless telecommunications towers, structures and antennas and support facilities in Citrus County and to minimize adverse impacts to adjacent and nearby properties located within the search radius as defined herein. The goals of these regulations are to:

1. Protect residential areas and land uses from the potential adverse impacts of commercial wireless telecommunications towers, structures and antennas when placed at inappropriate locations or permitted without adequate controls and regulations consistent with the provisions of law;

2. Encourage the location of towers in nonresidential areas;

3. Minimize the adverse visual impacts resulting from commercial wireless telecommunications towers, structures and antennas through sound and practical design, siting, landscape screening, and innovative camouflaging techniques all in accordance with generally acceptable engineering and planning principles;

4. Avoid potential damage to adjacent and nearby properties located within the search radius as defined herein through sound engineering and planning and the prudent and careful siting of tower structures;

5. Enhance the ability of the providers of telecommunications services to provide such services to the community quickly, effectively, and efficiently;

6. Consider the public health, safety and welfare of the citizens of Citrus County;

7. Require shared use and collocation on existing and new telecommunications towers to avoid proliferation of unnecessary towers in Citrus County;

8. Ensure that the location of telecommunications towers is consistent with the provisions of the Citrus County Comprehensive Plan, the Tampa Bay Strategic Regional Policy Plan, the State Comprehensive Plan, as well as the provisions of State and Federal Law and local regulations.

B. Applicability

1. New Telecommunications Towers, Alternative Tower Structures, and Antennas - All new telecommunications towers, new antennas, and new alternative tower structures in the County shall require County permits and be subject to these regulations and all other applicable regulations except those being constructed for public safety. For purposes of measurement, telecommunications tower and alternative tower structure setbacks and separation distances as listed in this LDC, shall be calculated and applied to those towers and tower structures located in the County irrespective of municipal and County jurisdictional boundaries. Regulations for small wireless facilities, as defined in this LDC, are addressed specifically in Section 3755.

2. Building/Rooftop Mounted Antennas - All new telecommunications antennas that are not attached to telecommunications towers or alternative tower structures, specifically building mounted antennas, shall comply with this LDC if located on buildings, and require a building permit.

3. AM Array - For purposes of implementing this ordinance, an AM array, consisting of one or more tower units and supporting ground system that functions as one AM broadcasting antenna, shall be considered one tower. Measurements for setbacks and separation distances shall be measured from the outer perimeter of the towers included in the AM array. Additional tower units may be added within the perimeter of the AM array by right. The purpose of the AM array is for AM broadcasting only.

4. Preexisting Telecommunications Towers and Antennas - For purposes of implementing this section of the LDC, a telecommunications tower that has received a development order, but has not yet been constructed, shall be considered an existing tower so long as such approval is current and not expired. No expired permit for a telecommunications tower may be granted an extension of time without resubmitting plans for further review and approval under the standards and requirements of this section of the LDC.

5. Routine Maintenance - Routine maintenance, which includes readjusting antenna heights or locations and adding new antennas, shall be permitted on existing and new telecommunications towers. New construction other than routine maintenance on an existing telecommunications tower shall comply with the requirements of this section of the LDC. Preexisting telecommunications towers and preexisting antennas shall not be required to meet the requirements of this section if they are valid and conforming structures at the effective date of this ordinance.

6. Planned Developments - In addition to these standards, telecommunications towers and antennas in Planned Unit Developments shall be subject to standards and approval processes provided for in this LDC.

C. Permitted Uses

1. General - The uses listed in this section are deemed to be permitted uses requiring approval as outlined in this LDC and shall not require a Conditional Use unless specifically required in Table 3-5.

2. Permitted Uses - Antennas on buildings, telecommunications towers, and alternative tower structures, are specifically permitted in the following:

   a. On property owned, leased, or otherwise controlled by Citrus County provided a license or lease authorizing such antenna or tower has been approved by Citrus County and minimum requirements of the LDC can be met.

   b. In districts as further defined in Table 3-5.

3. Monopole Power Poles - Monopole power poles shall be a permitted use in all approved electrical substation sites, as long as the proposed height does not exceed 150 feet. Monopole towers utilizing this subsection must still meet aviation requirements as specified in Section F.

D. Conditional Use

1. General - Antennas on buildings, telecommunications towers, and alternative tower structures allowed by Conditional Use shall meet all requirements, standards, and findings as outlined in this section and this LDC.

2. Conditional Use - Antennas on buildings and telecommunications towers approved by Conditional Use shall be allowed in districts as shown in Table 3-5.

3. Alternative Tower Structures - Alternative tower structures may be allowed in some cases as an approved Conditional Use in historical districts and will be reviewed on a case by case basis.



4. Findings - In addition to the findings for a Conditional Use required in this LDC, the following additional findings shall be considered by the Planning and Development Commission (PDC):

The applicant shall demonstrate that the telecommunications tower/antenna must be located where it is to serve a provider's system and service area and that collocation on an existing tower is unfeasible or unreasonable. Evidence must also be provided which considers the following:

a. Proximity of all nearby towers located within the search radius and whether or not they provide collocation facilities.

b. Alternative technology not requiring towers or structures.

c. Other limiting factors, including but not limited to natural and man-made environmental limitations.

E. Standards and Requirements for Telecommunications Towers and Alternative Tower Structures and Antennas Either as Permitted or Conditional Use.

1. Height and Aviation Regulations

a. General. The height requirements of this section shall be met unless a specific height is approved by a Conditional Use as specified above.

b. Compliance with Aviation Regulations. The applicant must demonstrate that the proposed tower complies with all state and federal laws and regulations concerning aviation safety, including Part

77 of the Federal Aviation Regulations and Part 17 of the FCC Regulations. In addition, the applicant must demonstrate compliance with this LDC, including obtaining a Construction/Use permit, if applicable.

c. Height Limitations. In addition to the above requirements, locating a new telecommunications tower or alternative tower structures in any district other than Industrial (IND), Transportation/ Communication/Utilities (TCU), and Extractive (EXT) shall require the following height limitations in order to minimize visual obtrusiveness:

1) Single service provider user telecommunications towers and alternative tower structures shall not exceed 90 feet in height;

2) Telecommunications towers and alternative tower structures designed for two service providers may not exceed 120 feet in height; and

3) Telecommunications towers and alternative tower structures designed for three or more service providers may not exceed 150 feet in height.

4) Telecommunications towers and alternative tower structures on property owned, leased, or otherwise controlled by Citrus County, and which primarily serve an essential service including, but not limited to, fire stations, sheriff's substation or facility, or emergency medical services facility, are exempt from the height limitations of this subsection. Towers utilizing this exemption must still meet all aviation regulations as outlined in the LDC.

A Conditional Use is required for any telecommunications tower or alternative tower structure that exceeds these height requirements.

2. Setbacks

Except as otherwise specified within this section, telecommunications towers, alternative tower structures, guy wires, and all related structures must satisfy the minimum setback requirements for the specific district as set forth in the LDC as well as the requirements of this section.

3. Separation

a. Between Towers. Separation distances between telecommunications towers shall be applicable for and measured between the proposed tower and those towers that are existing and/or sites which have a land use or building permit approval before or on the effective date of this

ordinance. The separation distances between towers (listed in linear feet) shall be shown in Table 3-6.

b. Separation from Off-Site Uses. Separation requirements for telecommunication towers shall comply with minimum standards established in Table 3-7.

c. Separation from Historical Properties. In addition to the setback requirements, no telecommunications tower shall be allowed within the separation distances for historic or residential properties as shown in Table 3-7 unless it is an approved alternative tower structure design subject to a Conditional Use. Towers affecting historical locations and environmental sites and conditions are subject to FCC Rules 1.1301 through 1.1319. An applicant is required to submit to the County proof of submission of FCC required notification and application when causing impact to a historical or environmental site.

d. Measuring Separation. The separation distances between telecommunications towers shall be measured by drawing or following a straight line between the base of the existing tower and the base of the proposed tower, pursuant to a site plan. Separation distances from telecommunications towers to off-site uses shall be measured from the base of the proposed tower to the property lines of the off-site use.

4. Illumination

All telecommunications towers 150 feet or taller shall be lighted with shielded white strobe lights which will operate on a 24-hour, seven days a week/continuous schedule. Additional lighting may be required as determined by the FAA.

5. Finish

Telecommunications towers or parts of telecommunications towers and structures not requiring FAA painting/marking shall be of neutral color or material that will reduce visual obtrusiveness and blend with the surrounding environment, such as either a galvanized finish or non- contrasting blue or gray finish. The design of buildings and related structures shall, to the maximum extent possible, use materials, colors, textures, screening, landscaping, and alternative tower structure design that will blend structures with the natural setting and surrounding buildings.

6. Structural Design

a. Structural Standards. Telecommunications towers and alternative tower structures shall be constructed in accordance with the TIA 222

Revision G Standards as published by the Telecommunications Industry Association, as may be amended or its successor in function, and all Citrus County construction and building codes as indicated in a statement signed, sealed, and dated by a professional engineer licensed to practice in the State of Florida.

b. Loading Capacity. Such statement shall also describe the telecommunications towers or alternative tower structure's loading capacity, and number and type of antennas it can accommodate. No tower shall be permitted to exceed its loading capacity without proof of appropriate structural modifications as indicated in either plans or a statement signed, sealed, and dated by a professional engineer licensed to practice in the State of Florida.

c. Site Plans. Any structural modification to a telecommunications tower and alternative tower structure shall require submission of a site plan signed, sealed and dated by a professional engineer licensed in the State of Florida which provides substantial competent evidence of compliance with the TIA 222 Revision G Standards, as may be amended or its successor, in effect at the time of said improvement or addition, and compliance with any other standards and regulations of the FAA, FCC, Citrus County, and other agency with authority to regulate towers and antennas.

d. Required Certification. The applicant shall provide certification by a professional engineer that the proposed telecommunications tower or alternative tower structure is designed in accordance with the standards cited in this LDC and that in case of collapse the telecommunications tower or alternative tower structure will be contained on the parcel or site, and that no structure other than those in direct support to the operations of the telecommunications tower or alternative tower structure shall be located within the fall zone. If any part of the fall zone lies outside the owned/leased parcel, the applicant shall obtain an easement on the noncontrolled fall zone that restricts development. The easement shall be recorded within the Citrus County Public Records.

7. Signage

No commercial signage or advertising shall be permitted on a telecommunications tower, alternative tower structure or antenna. For public safety reasons, a sign will be posted at the front door of the equipment building stating:

"In case of emergency, Notify_____at _____".

Name Telephone

No other signage shall be permitted unless otherwise required by law or public notice or the signage pertains only to the posting of the property relative to trespassing. The use of any portion of a tower, equipment buildings, or perimeter fence for signs or advertising purposes, including company name, banners, streamers, etc., shall be prohibited. If a sign is required, it shall not exceed two square feet in size or as required by law.

8. Fencing and Access Easement(s)

   a. A chain-link fence not less than six feet nor greater than eight feet in height from finished grade shall be installed by the applicant around the base of each telecommunications tower and any guy wire anchors. An appropriate anti-climbing device may be used to prevent pedestrian access to the tower but shall not exceed two feet in height. An anti-climbing device shall not be included when calculating the height of the fence.

   b. Access to the tower through the fence shall be through a gate that shall be locked at all times.

   c. A minimum 15-foot wide stabilized limerock access easement is required from the right-of-way to the tower compound. Alternative designs may be accepted as approved as outlined in this LDC.

9. Landscaping and Buffering

The visual impacts of a telecommunications tower and accessory structure(s) shall be mitigated for nearby viewers through landscaping or other screening materials in order to maintain visual aesthetics for those who must view the site on a regular basis including, but not limited to, proximate residents and the traveling public. The following landscaping and buffering requirements shall be required around the perimeter of the tower site and accessory structures:

a. A minimum of plantings equivalent to a Type “D” Buffer (without a wall) shall be required.

b. All landscaping shall be Florida Friendly Landscaping™ where practical, tolerant and shall be properly maintained by the telecommunications tower owner/operator to ensure good health and viability.

c. The use of existing vegetation shall be preserved to the maximum extent practicable and may be used to fulfill buffer requirements, or as a supplement towards meeting landscaping requirements and bonus standards for Conditional Use.

10. Antennas on Buildings or Other Structures

Any rooftop or building mounted antennas that are not attached to a telecommunications tower or alternative tower structure, shall be a permitted accessory use to any commercial, industrial, government, office, utility, and recreation (sites greater than 10 acres in size) buildings and land as shown in Table 3-5 and provided that:

a. Rooftop antennas shall only be permitted on buildings, which are at least 50 feet in height (the height requirement may be waived if public safety needs warrant the antenna);

b. Antennas proposed to be attached to the sides of buildings or areas other than a rooftop (such as micro cell antennas) may be placed below 50 feet in height if properly screened or camouflaged to blend with the existing structure;

c. Antennas may not extend more than 20 feet above the highest point of a roof;

d. Antennas and related equipment buildings shall be located or screened to minimize the visual impact of the antenna upon adjacent properties and shall be of a material or color which matches the exterior of the building or structure upon which it is situated or shall be of alternative tower structure design;

e. No commercial advertising shall be allowed on an antenna or supporting structure;

f. No signals, lights, or illumination shall be permitted on rooftop antennas, building mounted antennas, or equipment buildings unless required by the FCC or the FAA; and

g. A certified statement from a professional engineer or architect shall be submitted which attests to load bearing capacity needed to support the additional weight of any rooftop antenna and/or rooftop equipment rooms or cabinets.

h. A building permit under Florida Building Codes must be obtained.

11. Equipment Storage

Mobile or immobile equipment not used in direct support of a telecommunications tower facility shall not be stored or parked on the site of the tower unless repairs to the tower are being made and are in progress.

12. Evidence of Pursuing Collocation - The applicant must provide evidence of pursuing collocation within a search radius as specified in below. Evidence shall include written correspondence between the petitioner and owner/operator of other structures in the search area and should include request for space, general rate structure for leasing, structural requirements, and any existing FCC limitations.

a. The applicant will provide a map of the proposed coverage area and a propagation study for the proposed telecommunications tower or alternative tower structure and any relevant antenna information provided by an accredited professional RF Engineer for the proposed telecommunications tower or alternative tower structure. The study must be dated within 60 days of the date of permit approval, and shall include:

1) Coverage area reliability;

2) Minimum antenna height needed to achieve coverage;

3) Transmission power output;

4) Effective radiative power; and

5) Effect of foliage and terrain on coverage.

b. Collocation and Search Radius - Proposed telecommunications shall collocate onto existing telecommunications towers and alternative tower structures designed for collocation use. A proposal for a new telecommunications tower or alternative tower structure shall not be approved unless the applicant can demonstrate that the equipment and antenna(s) cannot be accommodated on an existing or approved telecommunications tower or building within a one-half mile search

radius for towers greater than 150 feet in height (one-quarter mile search radius for towers under 150 feet in height) of the proposed tower. Findings shall be established demonstrating that collocation is not feasible as defined herein.

13. Modification of Height

a. Nonconforming or Existing Telecommunications Towers. Installing an antenna on or placement of a support building at, an existing or nonconforming telecommunications tower of any height requires review and approval. Any additions shall not result in an increase in tower height of more than 20 feet. Any additional antenna support buildings must meet all district requirements of the LDC. The applicant must demonstrate compliance with this LDC. Aviation of this LDC, including obtaining a Construction/Use permit, if applicable. Such provision can be used once during the life of a tower. Any further increase in height will require a Conditional Use approval.

b. Electric Utility Structures. The single addition of no more than 60 feet to the height of any existing or new electric utility structure that carries an electric line of 69 kv or greater shall be a permitted use in any district for the purpose of collocation as long as the proposed height does not exceed 150 feet. For the purposes of this ordinance, any new or replacement electric utility structure, which supports an electric array, shall not be more than 60 feet higher than any existing power support structures in the immediate transmission line area unless otherwise permitted by the district in which it is located.

14. Communications Transmission/Reception Interference

Each application to allow construction or modification of a telecommunications tower and antenna shall include a certified statement from a qualified, registered, RF engineer licensed in the State of Florida or otherwise exempt from licensure as outlined in Florida Statutes 471.003, attesting that the construction of the tower, including receiving and transmitting functions, shall not interfere with public safety communications and the usual and customary transmission or reception of radio and television

F. Site Plan

A scaled site plan(s) is required and shall be submitted for approval as defined in this LDC. Any telecommunications company or entity that intends to install a telecommunications tower or alternative tower structure in the County shall file a site plan with the Department of Growth Management. The submitted site plan(s) shall be reviewed and shall include, but not be

limited to, in addition to requirements specified in other sections of this LDC, the following:

1. Elevation drawings of the proposed telecommunications tower or

alternative tower structure, other structures, type of construction, and whether construction will accommodate collocation of additional antennas for future users;

2. Separation distances from nearest platted and unplatted residential properties, residential land use districts, and existing and/or proposed towers that are permitted by Citrus County, and all setbacks from adjacent properties and rights-of-way, and minimum separation distances as required;

3. Landscaping and buffering plan showing specific landscaping materials and method to maintain landscaping;

4. Location, type, and dimensions of proposed access driveways, equipment, structures, easements, and fencing.

5. Finished color, camouflaging, and illumination;

6. Description of compliance with all applicable federal, state, and local laws and requirements of the FCC and FAA;

7. On and offsite land uses and Atlas Designation(s);

8. Legal descriptions of property, leased areas, and easements.

9. Identification of the entities providing the backhaul network for the tower(s);

G. Multiple Tower/Antenna Plan

Citrus County encourages the users of towers and antennas to submit a single application for approval of multiple towers and/or antenna sites.
Applications for approval of multiple sites shall be given priority in the review process and subsequent reviews.

H. Prohibition of Location

Volatile or explosive materials such as LP gas, propane, gasoline, natural gas, and corrosive or dangerous chemicals are prohibited from being stored within the certified fall or collapse area of the tower. Fuel used for normal operation of telecommunications equipment shall be excluded from this requirement.

I. Replacement

The applicant must demonstrate compliance with this LDC, including obtaining a Construction/Use permit, if applicable.

An existing telecommunications tower may be replaced for purposes of accommodating collocation-location provided that:

1. The replacement facility does not exceed the height of the existing facility by more than 30 feet. Such provision can be used once during the life of a tower. Any further increase in height will require a Conditional Use approval.

2. The replacement facility is located within the same lot as the existing facility and is located so as to maximize compliance with existing setbacks and Land Use Atlas Designations.

3. The existing facility is removed within 90 days of the completion of the replacement tower and the relocation of the antenna.

4. If the location of the replacement facility is such that the existing facility must be removed before the replacement facility is constructed, any temporary portable antenna support facilities used must be removed within 30 days of the completion of the replacement telecommunications tower and the relocation of the antenna.

J. Abandonment

1. In the event the use of any telecommunications tower, alternative tower structure, and antenna has been discontinued for a period of 180 consecutive days, the tower shall be deemed to be abandoned. Determination of the date of abandonment shall be made by the Director of the Department of Growth Management who shall have the right to request documentation and/or affidavits from the telecommunications tower owner/operator regarding the issue of tower usage. The telecommunications tower owner/operator shall provide all requested information within 30 working days of a request being made, and failure to so provide shall be deemed to constitute 180 days of non-use of the tower. Upon such abandonment, the owner/operator of the tower shall have an additional 90 days within which to remove the tower. If there are two or more users of a telecommunications tower, then abandonment shall not become effective until all users cease using the tower.

2. The owner shall dismantle the tower at the owner's expense clearing the site of all appurtenances and returning it to its natural state.

a. Prior to permit the owner/operator of a telecommunications tower or alternative tower structure shall submit one of the following financial assurances to the County:

1) a bond; or

2) an irrevocable letter of credit in favor of the county from a lending institution located in the state of Florida acceptable to the BCC; or

3) irrevocable cash deposit

These financial assurances shall be used to cover 115 percent of an independent engineer's certified cost estimate for dismantling and removal of a telecommunications tower or alternative tower structure based upon standard engineering practices for removal of such structures. The County shall be entitled to use the funds deposited into such accounts for the necessary removal of any telecommunications tower or alternative tower structure within Citrus County.

b. All bonds, irrevocable letters of credit, and irrevocable cash deposits shall be accepted by the County Attorney's Office after written confirmation by the County Engineer of the cost estimate. No construction permit for a telecommunications tower or alternative tower structure shall be issued until this action is completed. Evidence of financial responsibility by existing and future owners/operators shall be kept in force at all times during the period of operation of the tower and/or antennas.

3. Upon transfer of ownership or operation, the permittee shall notify the Department of Growth Management in writing of the new owner(s) and their mailing address(es). It shall be the responsibility of the new owner and/or operator to submit evidence of change of ownership within 30 days of this notification.

K. Public Notice

1. Public Notification: In addition to the requirements of this LDC and for the purposes of this section, any request for a Conditional Use under this section or any request for placement of any proposed telecommunications tower, alternative tower structure, or antenna on a building within a planned unit development or any appeal of any decision regarding this section shall require an applicant to provide public notice to all abutting property owners and all property owners of properties that are located within a distance equal to the required search radius specified in this LDC.

2. Public Information Signage: Because of overwhelming and undesirable impacts that telecommunications towers may have on the aesthetics of communities and neighborhoods and other potential problems such as interference and flashing lights, enhanced notification requirements are deemed needed and proper, therefore a public information sign shall be placed in a visible position along each right-of-way frontage bordering the site or parcel for any permit for a telecommunications tower, alternative tower structure, or antenna on a building. The sign shall be provided by the county and shall be maintained by the applicant at all times. Information posted on the sign shall designate the site as a future telecommunications tower site, alternative tower structure site, or antenna on building and shall also include a contact person and telephone number for additional information. The sign shall be removed by the county at such time as the applicant receives a Certificate of Occupancy. The requirements of this section pertain to all applications regardless of the level of review or whether or not the application is for a Conditional Use approval.

TABLE 3-5
PERMITTED TOWERS AND *TYPE OF TOWER PERMITTED*

DISTRICT[4]	Monopole	Lattice	Guyed	Alt. Tower Structures[1]	Ant. On Building[1]
CL	CU	CU	CU	P	P
RUR	CU	CU	CU	P	CU
CLR	NP	NP	NP	P	P
CRR	NP	NP	NP	P	CU
LDR	NP	NP	NP	P	CU
MDR	NP	NP	NP	P	CU
HDR	CU	NP	NP	P	CU
PDR [2]	*	*	*	*	*
MHP	NP	NP	NP	P	CU
RVP	NP	NP	NP	P	CU
PSO	CU	CU	CU	P	P
NEC	CU	CU	CU	P	P
CLC	CU	CU	CU	P	P
GNC	CU	CU	CU	P	P
LIND	P	P	P	P	P
IND	P	P	P	P	P
EXT	P	P	P	P	P
PSI	CU	CU	CU	P	P
TCU	P	P	P	P	P
REC[3]	CU	CU	CU	P	P
AGR	P	CU	CU	P	P
PORT[4]	P	P	P	P	P
CON	CU	CU	CU	P	P

NOTES:

[1] = Conditional Use is required if proposed alternative tower structure is within historic district or property.

[2] = Must meet requirements and conditions of the specific planned development. Requires an amendment to the PD unless previously approved by an existing PD and shall meet BCC required performance standards.

[3] = BCC agreements and leases are necessary for approval in public recreational areas owned and operated by Citrus County.

[4] = Communication/Transmission Towers are limited to the PORT Industrial and PORT commercial areas as outlined in the Specific Subarea Plan and shall comply with all standards in this LDC.

KEY: P = Permitted NP = Not Permitted CU = Conditional Use

TABLE 3-6
MINIMUM SEPARATION BETWEEN TOWERS IN FEET

	LATTICE	GUYED	MONOPOLE UP TO 120 FT	MONOPOLE > 120 FT	ALTERNATIVE TOWER STRUCTURE
LATTICE	5000	5000	750	1500	*
GUYED	5000	5000	750	1500	*
MONOPOLE UP TO 120 FT IN HEIGHT	750	750	750	1000	*
MONOPOLE GREATER THAN 120 FT IN HGT	1500	1500	1000	1000	*
ALTERNATIVE TOWER STRUCTURE	*	*	*	*	*

NOTE:* Case by case determination

TABLE 3-7
TOWER SEPARATION REQUIREMENTS (OFF-SITE USES)

	OFF-SITE/DESIGNATED AREAS	SEPARATION DISTANCES
ALL TOWER TYPES	SF or duplex residential (existing or vacant) & Existing multifamily residential (> than duplex)	Minimum of 125% of tower height or 300 ft., whichever is greater
	Vacant unplatted residentially designated lands	Minimum of 125% of tower height or 300 ft., whichever is greater
	Nonresidentially designated land or uses	Minimum of 50% of tower height or certified fall zone, whichever is greater
	Historically designated properties	Min. of 150% of tower height or 500 ft., whichever is greater
ALTERNATIVE TOWER STRUCTURES	No restrictions but requires a Conditional Use if located within a historic district or property	None; only setbacks apply if not attached to other structures

3755. SMALL WIRELESS FACILITIES

All new and replacement small wireless facilities, as defined in F.S. 337.401 and this LDC, shall require County development permits and be subject to these regulations and all other applicable regulations, including the Florida Building Code.

For the purpose of this Section, “County utility pole” means a pole or similar structure that is used in whole or in part to provide communications services, lighting, traffic control, signage, or a similar function. The term includes the vertical support structure for traffic lights but does not include a horizontal structure to which signal lights or other traffic control devices are attached and does not include a pole or similar structure 15 feet in height or less.

A. Review of application

Within 14 days after receiving an application for a small wireless facility, the County must determine and notify the applicant by electronic mail as to whether the application is complete.

Any new or replacement small wireless facility requires a building permit, meeting the standards of the Florida Building Code as well as any other standards specified in this LDC. A new or replacement facility also requires a right-of-way utilization approval, as further outlined in Section 7320, for placement of any structure, or collocation on an existing County utility pole, within a County right-of-way.

1. Height Limits. New or replacement County utility poles for the purposes of accommodating a small wireless facility shall be limited in height to that of the tallest existing County utility pole as of July 1, 2017, located in the same right-of-way, other than a utility pole for which a waiver has previously been granted, measured from grade in place and within 500 feet of the proposed location of the small wireless facility. If there is no County utility pole within 500 feet, the height limit shall be 50 feet.

2. Color/Design. New or replacement County utility poles for the purposes of accommodating a small wireless facility shall be of the same color and design of other County utility poles within 500 feet of the proposed placement. If there are no existing County utility poles within 500 feet of the proposed placement, the pole shall be of neutral color or material that will reduce visual obtrusiveness and will blend with the surrounding environment, such as either a galvanized finish or non-contrasting blue or gray finish.

The design of other small wireless facilities/equipment placed on existing poles or otherwise in the County right-of-way shall, to the maximum extent possible, use materials, colors, textures, screening, landscaping, and alternative design that will blend structures with the natural setting and surrounding area.

3. Reservation of space. The County may reserve space on a County utility pole for future public safety uses. This reservation shall be as determined by the County Engineer and does not preclude collocation of a small wireless facility. If replacement of the County utility pole is necessary to accommodate the collocation of the small wireless facility and the future public safety use, the pole replacement is subject to make-ready provisions and the replaced pole shall accommodate the future public safety use.

4. Force Majeure. The County shall not be liable or responsible to an applicant or any other party by reason of County's failure or inability to take any action it is required to take or to comply with the requirements imposed hereby or for any injury to the applicant or by those claiming by or through the applicant, which failure, inability or injury is caused directly or indirectly by force majeure as hereinafter set forth. The term "force majeure" as used herein shall mean Acts of God, strikes, lock-outs or other industrial disturbance, acts of public enemies, war, blockades, riots, acts of armed forces, militia or public authority, epidemics, road systems, drainage or flood control systems, traffic control devices, pumps or pipe lines, landslides, earthquakes, fires, storms (including but not limited to hurricanes), floods or washouts, arrests, title disputes, or other litigation, governmental restraints of any nature whether Federal, State, County, Municipal, or otherwise, whether civil or military, civil disturbances, explosions, failure or inability to obtain necessary materials, supplies, labor or permits or governmental approvals whether resulting from or pursuant to existing or future rules, regulations, orders, laws or proclamations whether Federal, State, County, Municipal, or otherwise, whether civil or military, or by any other causes whether or not of the same kind as enumerated herein, not within the sole control of the County and which by exercise of due diligence the County is unable to overcome.

5. Right-of-Way Expansion/Repair: Upon 30 days written notice by the County of a proposed right-of-way expansion or repair, a small wireless facility located within the County right-of-way shall be relocated at the facility operator's expense. Relocation shall be subject to approval by the County Engineer and may require additional permitting as outlined in this section.

6. Abandonment. In the event the use of a small wireless facility has been discontinued for a period of 180 days, the small wireless facility shall be deemed to be abandoned. Determination of the date of abandonment shall be made by the Director of the Department of Growth Management who shall have the right to request documentation and/or affidavits from the small wireless facility owner/operator regarding the issue of facility usage. The operator shall provide all requested information within 30 working days of a request being made, and failure to so provide shall be deemed to constitute 180 days of non-use of the facility. Upon such

abandonment, the owner/operator of the small wireless facility shall have an additional 90 days within which to remove the facility.

Upon abandonment, the owner shall remove the small wireless facility at the owner's expense, clearing the site of all appurtenances and returning it to its natural state.

7. Bonding. Prior to the owner/operator of a small wireless facility receiving a permit, the owner/operator shall submit one of the following financial assurances to the County:

    a. A bond; or
    b. An irrevocable letter of credit in favor of the County from a lending institution located in the State of Florida acceptable to the BCC; or
    c. An irrevocable cash deposit

These financial assurances shall be sufficient to cover 115 percent of an independent engineer's certified cost estimate for dismantling and removal of a small wireless facility, including ground-based equipment, based upon standard engineering practices for removal of such structures. The County will use the funds deposited into such accounts for the necessary removal of any small wireless facility within Citrus County.

8. Denial of Application. The County may deny a proposed small wireless facility in the County rights-of-way if the proposed structure:

    a. Materially interferes with the safe operation of traffic control equipment
    b. Materially interferes with sight lines or clear zones for transportation, pedestrians, or public safety purposes
    c. Materially interferes with compliance with the Americans with Disabilities Act or similar federal or state standards regarding pedestrian access or movement
    d. Materially fails to comply with the 2010 edition of the FDOT Utility Accommodation Manual
    e. Fails to comply with applicable codes

9. Other requirements. Any new or replacement small wireless facility must comply with the additional standards outlined in this LDC for airspace protection (Section 7500, Airports – Adjacent Land Use Controls) and historical resources (Section 3570, Historical and/or Archaeological Area Protection).

3760. ALCOHOLIC BEVERAGES

A. No parcel shall be utilized, and no structure shall be used, erected or altered on that parcel for the purpose of sales or storage of alcoholic beverages if the nearest point of said parcel is situated within a 500-foot radius from any point on a parcel used or reserved for use for any of the following purposes:

1. Schools, child care centers, or day care centers.

2. Hospitals.

3. Charitable institutions, whether publicly or privately funded.

4. Churches.

5. Public libraries.

6. Public parks or playgrounds.

7. Adult entertainment establishments.

B. A parcel shall be deemed to be reserved for any of the above uses if any of the following condition exist:

1. The reservation is shown on a recorded plat.

2. The reservation appears in a development for which vested rights have been previously affirmed.

3. The reservation is included in an approved DRI, an approved Planned Unit Development, or Planned Development Zoning under Ordinance 80-05, Ordinance 86-12, or Ordinance No. 90-14.

C. For the purposes of this Section, all public lands owned/managed by state, regional, or federal agencies shall not be considered to be public parks.

D. The sale of wine and beer shall not be prohibited within a structure whose principal use is one of the following:

1. The sale of groceries. (The sale of wine and beer shall be limited to sealed containers for package sales.)

2. A restaurant with on-premise consumption of food as the principal restaurant use.

E. No existing, approved alcoholic beverage establishment shall become nonconforming through subsequent erection of such a school, hospital, charitable institution, church, library, or public park or playground, as defined above, within the aforesaid prescribed area.

3765. MEDICAL MARIJUANA TREATMENT CENTERS

A Medical Marijuana Treatment Center may not be located within 500 feet of the real property that comprises a public or private elementary school, middle school, or secondary school.

3770. CONSTRUCTION AND DEMOLITION DEBRIS DISPOSAL

A. Permitting

1. Owners and/or operators of Class I Solid Waste Facilities permitted by the State of Florida are exempt from the requirements of this LDC.

2. Before a construction and demolition debris disposal facility is open for use, the owners or persons responsible shall obtain a written permit from the County.

   a. Application for issuance of the Initial Operating Permit shall be made by the owner/operator. Upon receipt of the application and following appropriate investigation of the construction and demolition debris disposal facility, the Initial Operating Permit may be issued for a period of one year or less.

   b. Application for issuance of an Annual Permit shall be made to the County after expiration of the Initial Operating Permit and shall be renewed each year prior to December 31.

   c. Upon change of ownership, reissuance of the permit shall be made by the owner/operator on a Transfer of Ownership Application. The application shall include the same information as to the ownership/operator as is contained in the application for an additional operating permit.

   d. Obtaining a permit from the County shall not relieve an owner or operator from any other Federal, State, or local requirements, nor serve as a waiver of any requirement contained in other ordinances provided all applicable ordinance requirements are met.

   e. Permits shall not be issued unless all clearance letters of appropriate State agencies have been obtained.

3. Failure to obtain the necessary permits shall be deemed a violation and subject to the penalties provided in this LDC.

B. Application, Review, and Approval

1. An application for an operating permit required by this LDC shall be made to the Department of Growth Management or its successor agency who shall administer the requirements hereof. This application shall be accompanied by a site and development plan drawn to scale and containing items listed below:

   a. All filing requirements for a Conditional Use application,

   b. A FDEP C&D operating permit or application for same with all associated attachments,

   c. A SWFWMD Surface Water Management permit or application for same with all associated attachments,

   d. A FDEP filed restoration plan if the C&D facility is associated with a mine and/or sandpit,

   e. A resume of the owner and/or operator describing all past experience with landfill or waste disposal operations,

   f. A SWFWMD printout of all registered wells within the section(s) in which the facility will be located. and

   g. The curbline distance to the nearest available regional water supply line of six inches or greater in diameter.

2. Prior to commencing operation, all new construction and demolition debris disposal sites shall comply with the Conditional Use procedures of this LDC. The proposed site shall meet the goals, objectives, and policies of the Comprehensive Plan.

C. Location Requirements

1. The land disposal site shall:

   a. Be located within a facility of no less than 80 acres.

   b. Be easily accessible by collection vehicles, automobiles, and, where applicable, transfer vehicles.

c. Safeguards against water pollution originating from the disposal of construction and demolition debris.

d. Have a minimum setback of 50 feet from all property lines.

e. Have a minimum setback of 1,000 feet from all residentially committed properties.

f. Be located and have a plan of operation that does not adversely affect residential areas as far as noise, vibration, and odor.

2. Construction and demolition debris disposal facilities shall be located in areas above the 100-year flood level as shown on FEMA maps.

3. Construction and demolition debris disposal sites shall not be located within:

a. Three thousand feet from Class I water bodies, as defined by the FDEP.

b. Two hundred feet from any other natural body of water or man-made extension of a natural body of water or an artificial water body, except bodies of water that are contained within the facility site which do not discharge from the site or are temporary and intermittent.

c. Five hundred feet from any potable water supply wells except the water supply well serving the facility and wells constructed after the issuance of the construction and demolition debris disposal facilities' Initial Operating Permit.

d. Any area subject to frequent and periodic flooding.

e. One thousand feet or a five-year pollutant travel time whichever is greater, from any Florida Safe Drinking Water Act well or wellfield boundary.

f. Any area containing hydric soils listed in the Soil Survey of Citrus County, Florida, that may affect such use.

g. Two hundred feet of a sink hole or in an area where geologic formations or subterranean features would not provide support for a facility.

h. A limestone, dolomite, gravel, or fill pit, or other cavity which has penetrated the Floridan aquifer.

i. Areas where the high seasonal water table is less than five feet below existing ground surface.

j. Any area open to view from public or private roadway without screening as provided in this LDC.

k. The right-of-way of any highway, road, or alley which is dedicated to the public.

l. Areas accessed by roads not suitable for the traffic anticipated by the facility. Granting of the Conditional Use shall not prohibit the BCC from regulating speed or vehicle weight on any road right-of-way.

D. Operating Procedures

The owners or operators of a construction and demolition debris disposal facility shall file a written operational plan, which shall be included in the application. This plan shall comply with the following operating procedures and practices:

1. General

a. The disposal sites shall be fenced or otherwise secured and gated to prevent unauthorized or uncontrolled access.

b. A minimum vegetative Type "D" buffer 30 feet in width, eight feet in height, and 75 percent opacity within two years of the date of the Initial Operating Permit issuance. A berm and/or opaque fence, either of which must be at least eight feet in height, may be substituted for the vegetative buffer.

c. Permitted boundaries of the disposal site shall be clearly delineated. Construction and demolition debris shall not be disposed outside the permitted area.

d. Delivery inspection sites, cell, and subcell areas shall be clearly identified onsite as per the application and supporting documents included.

e. All roads located within the facility shall be stabilized, maintained, and dust controlled. All access roads located within the facility within 50 feet of the property boundary shall be paved.

f. Only one entrance to the site shall be allowed unless otherwise approved and attended. A sign shall be located along the entrance of the facility stating the following:

1) The name, address, and phone number of the facility;

2) A 24-hour emergency contact number;

3) All materials arriving and/or departing the facility must be covered, and

4) A list of acceptable material(s).

g. Hours of operation shall be limited to daylight hours Monday through Saturday unless otherwise approved by the County.

h. Operation of a facility constitutes consent for authorized personnel to inspect the site during normal business hours to determine compliance with this LDC and assure the removal of any unauthorized waste.

2. Inspection, Rejection, and Disposal of Unauthorized Materials

a. The operator or his employees shall be available onsite at the location of current operations delivery inspection area. All operators and spotters shall have attended the State approved C&D course.

b. Prior to disposal of any construction and demolition debris at the disposal site, the operator or his employees shall:

1) Inspect all waste brought to the disposal site.

2) Only allow disposal of construction and demolition debris.

3) Reject any other type of solid waste brought to the disposal site including construction or demolition debris contaminated with other types of solid waste.

Such inspection shall occur separate from the final disposal site.

c. The operator shall:

1) Inspect all disposed materials daily.

2) Remove all unauthorized solid waste which may have been disposed of and have provisions for proper storage and disposal of solid waste other than construction and demolition debris.

3) Deposit unauthorized solid waste in a tight, nonabsorbent bulk container maintained on the disposal site.

4) Dispose of the unauthorized solid waste at a permitted solid waste disposal site weekly or more frequently if deemed necessary by the County.

3. Record Keeping

The operator shall:

a. Keep and maintain a daily disposal log on forms provided by the County. The daily disposal log shall be retained onsite during all hours of operation for review by the County. This log shall include:

1) The time and estimated cubic yards of construction and demolition debris disposed of that day.

2) The initials of the construction and demolition debris disposal site reviewer.

b. Keep and maintain a monthly log that shall include:

1) The name and address of the company of any load rejected for disposal.

2) The estimated cubic yards of construction and demolition debris disposed during the month.

3) The type and estimated cubic yards rejected during the month.

4) The disposal location and hauler of all solid waste which leave the facility.

c. On or before the tenth day of each month, the owner or operator of the construction and demolition debris disposal site shall submit to the County:

1) A copy of the previous month's records that includes information required by above; except as provided where facilities shall not be required to submit names and addresses as part of the monthly record.

2) A copy of all inspection reports issued by the FDEP for that facility.

d. All correspondence with any state or federal agency regarding the operation of the facility will be copied and forwarded to the County within 14 days of receipt.

e. All monitoring well lab results or emissions monitoring results within 14 days of receipt by the operator.

4. Method of Disposal

a. Construction and demolition debris will be dumped into a delivery inspection area adjacent to the final disposal site for delivery inspection. Each day construction and demolition debris material will be spread into the active subcell. Clean fill must be placed, as necessary, to control odors, fire hazard, vectors, blowing litter, and scavenging. Six inches of clean fill shall be applied to all active subcells at the end of each work week.

b. Construction and demolition debris will be disposed into cells of manageable size and shall be backfilled and covered with clean fill before using the next adjacent cell. The active cell boundaries, as established within the FDEP, shall be marked and identified by physical markers.

c. Construction and demolition debris shall be compacted and formed systematically into layers consisting of series of adjacent subcells.

d. Construction and demolition debris must be spread into layers not to exceed ten feet in uncompacted thicknesses.

e. Subcells shall be inspected routinely by the owner/operator for the presence of vermin harborage or breeding. Subcells exposed due to weather, erosion, animals, adjacent operations, etc., shall be repaired immediately. At no time shall a subcell remain open or exposed for more than one week or have an open face exceeding 200 feet.

f. Final cover material must be placed on each cell within 60 days after final receipt of wastes. Final cover shall consist of a 24-inch thick soil layer, the upper six inches of which must be capable of supporting vegetative growth, graded to eliminate ponding, promote drainage, and to minimize erosion.

g. The grade of the completed refuse cells and lifts, in addition to the final cover, shall drain the surface runoff water to prevent uncontrolled ponding. Thus, it is best to design initial grades so that good drainage will be maintained after final settlement. At no time shall final grade exceed 3:1 slope and the final elevation shall not exceed three feet above the average elevation of the facility outside of the berm or disposal site.

h. All completed portion of construction and demolition debris landfills which have received final cover and no future vehicular traffic is anticipated shall be planted with grass or acceptable cover vegetation to minimize infiltration, erosion, and dust.

i. A native vegetative cover must be established as soon as possible and no later than six months after closure of the cell.

j. Burning shall be prohibited unless permission is obtained from the Citrus County Fire Rescue and Citrus County, and an incinerator operating permit has been issued by the FDEP, and other applicable State and local agencies.

k. In recognition of the fact that FDEP may approve Best Management Practices (BMP) which differ from the standards contained in this LDC, the County may allow these alternative BMP's provided the following criteria is met:

1) A valid FDEP permit clearly delineating and authorizing these BMP's has been obtained,

2) The owner/operator files a written request to the County requesting approval of these alternative BMP's.

3) It is the express intent of the BCC that this provision is applicable to and binding upon Construction and Demolition Debris facilities in existence as of the date of adoption for this amendment as well as those facilities permitted subsequent to this date.

5. Annual Report

The owner/operator shall file an annual report for each year by January 15th of the following year, or by such other date as may be established by the BCC. The annual report shall contain a summary of the total quantity of construction and demolition debris disposed of and rejected by month and a projection of the quantity of construction and demolition debris expected to be disposed of during the next year.

E. Closure of Site

1. Written notification of construction and demolition debris disposal site closure shall be submitted to Citrus County and the Department of Growth Management at least 90 days prior to expected closure date.

2. A written closure plan which may include phasing of no more than five acres shall be submitted to Citrus County and the Department of Growth Management. This plan shall include:

    a. Action and semiannual monitoring of access control to prevent unauthorized entry into the facility.

    b. Information signs stating the facility is closed, the penalty for dumping at the facility, the location and hours of operation of an alternate approved facility, and the name of the operating agency.

    c. Actions and semiannual monitoring to assure the establishment and survival of native vegetative cover.

    d. Actions and semiannual monitoring of the facility or the closed phase for a period of three years to assure erosion, ponding, or uneven settling is identified and corrected in an appropriate manner.

    e. Action to include on any title instrument transferring the property that the facility had been utilized for construction and demolition debris disposal. No building shall be constructed on any property on which a landfill or disposal site has been located (shown by the public records) unless the local governing authority issues a permit.

3. Following an inspection verifying that the requirements of this LDC have been met, a closure permit and future land use plan shall be approved before final site closure or any phase thereof. Closure shall be in accordance with all rules and regulations of the FDEP.

F. Owners and Operators Responsibilities

1. The owner and/or operator of a construction and demolition debris disposal facility shall be responsible for compliance with this LDC and all other applicable Federal, State, and local laws, rules, and regulations.

2. Supervision of the operation shall be the responsibility of a qualified person experienced in the operation of a construction and demolition debris landfill. This person should also be knowledgeable of the Federal, State, and local ordinances/regulations.

It is the express intent of the BCC that this provision is applicable to and binding upon Construction and Demolition Debris facilities in existence as of the date of adoption for this amendment as well as those facilities permitted subsequent to this date.

3. Upon transfer of ownership or operation, the permittee shall notify Citrus County in writing of the new owner(s) and their mailing address (es). It shall be the responsibility of the new owner and/or operator to submit a Transfer of Ownership Application within ten days of this notification.

G. Inspection

1. The operator or his employees shall permit County officials to inspect a construction and demolition debris landfill facility and all records required to be kept pursuant to this LDC during hours of operation.

2. Inspections and evaluations of facility operations shall be made by Citrus County, the Department of Health, and/or the Department of Growth Management staff to ensure compliance. A notice of deficiencies with recommendations for their correction shall be provided to the person responsible for the operation.

3. Detection of disposed material other than construction and demolition debris within ongoing or completed cells may constitute sufficient grounds for risk assessment action by the owner and/or operator. This action may include, but is not limited to: Trenching, borings, and /or groundwater monitoring as determined by the nature and severity of the contaminant materials. Such action will be specified in writing by the Department of Health based on acceptable risk assessment procedures.

4. Inspection of a completed construction and demolition debris facility shall be made by County officials before the earth moving equipment is removed from the site. Any corrective work shall be performed before the facility or phase thereof is accepted by County officials as a closed unit. Arrangements shall be made for the repair or restoration of the final cover as required during the duration of the closure permit.

H. Violations, Notice, and Citations

1. The following will be violations of this LDC:

a. Operation of a construction and demolition debris disposal site without a valid permit.

b. Disposal of construction and demolition debris and/or other solid wastes at an unpermitted disposal site.

c. Owners/operators of a construction and demolition debris disposal site to intentionally accept waste other than construction and demolition debris at the disposal site.

d. Disposers to intentionally attempt to dispose of waste other than construction and demolition debris at the construction and demolition debris disposal site.

e. Operation of the facility in noncompliance with the Conditional Use approval or standards established within this LDC.

2. The Environmental Enforcement Office or Code Inspector shall issue a written warning citation to the responsible party for the first violation of the standards under the authority of Florida State Statute. Citations shall become a part of the official operational records within the County.

3. An Environmental Enforcement Office or Code Inspector may issue a citation for any violation of this section of the LDC hereof, whenever, based upon personal investigation, the inspector has reasonable and probable grounds to believe that such a violation has occurred.

4. The citation issued by the inspector shall state:

a. The time and date of issuance.

b. The name and address of the person to whom the citation is issued.

c. The time and date of the violation.

d. A brief description of the violation and the facts constituting reasonable cause.

e. The name of the inspector.

f. The procedure for the person to follow in order to pay the civil penalty or to contest the citation.

g. The applicable civil penalty if the person elects not to contest the citation.

h. A conspicuous statement that failure of the violator to appeal the decision of the inspector within 10 days of receipt of the citation, exclusive of weekends and legal holidays, shall constitute a waiver of the violator's right to an administrative hearing.

5. The penalty provisions provided for hereby are in addition to any other enforcement proceeding provided for within this LDC.

3775. HAZARDOUS WASTE FACILITIES, BIOHAZARDOUS WASTE FACILITY(IES), AND RESIDUALS DISPOSAL SITES

The purpose of this section is to describe standards for the establishment and operation of facility(s) that treat, store, dispose, or incinerate hazardous waste, biohazardous waste, and or/residuals.

A. Permitting

1. Owners and/or operators of Class I Solid Waste Facilities permitted by the State of Florida are exempt from the Standards of this section of this LDC.

2. Before a hazardous waste/biohazardous waste facility is open for use, the owners or persons responsible shall obtain a written permit from the County.

   a. Application for issuance of the Initial Operating Permit shall be made by the owner/operator. Upon receipt of the application and following appropriate investigation of the hazardous waste/biohazardous waste facility, the Initial Operating Permit may be issued for a period of one year or less.

   b. Application for issuance of an Annual Permit shall be made to the Department of Growth Management after expiration of the Initial Operating Permit and shall be renewed each year prior to December 31.

   c. Upon change of ownership, reissuance of the permit shall be made by the owner/operator on a Transfer of Ownership Application.

   d. Obtaining a permit from the County shall not relieve an owner or operator from any other Federal, State, or local requirement contained in other ordinances provided all applicable ordinance requirements are met.

   e. Permits shall not be issued unless all clearance letters of appropriate State agencies have been obtained.

3. Failure to obtain the necessary permits shall be deemed a violation and subject to the penalties provided in this LDC.

B. Application, Review and Approval

1. An application for an operating permit required by this LDC shall be made to the Department of Growth Management or its successor agency who shall administer the requirements hereof. This application shall be

accompanied by a site and development plan drawn to scale and containing items listed in the application.

2. Prior to commencing operation, all new hazardous waste/biohazardous waste facility(ies) shall comply with the Conditional Use procedure of this LDC and successfully undergo a Conditional Use Review. The proposed site shall meet the goals, objectives, and policies of the Comprehensive Plan.

C. Location Requirements

1. The facility site shall comply with the following requirements:

   a. Be located within a facility of no less than 40 acres.

   b. Have direct access to a major collector or arterial.

   c. Have a minimum setback of 50 feet from all property lines.

   d. Be located 1,000 feet from all residentially committed areas.

2. Hazardous Waste and/or Biohazardous Waste facilities shall be located in areas above the 100-year flood level as shown on FEMA maps.

3. Hazardous Waste and/or Biohazardous Waste facilities shall not be located within the following areas:

   a. Three thousand feet from Class I water bodies, as defined by the FDEP.

   b. Five hundred feet from any other natural body of water or man-made extension of a natural body of water or an artificial body of water.

   c. Five hundred feet from any water supply well except well(s) serving the facility provided such wells are constructed, maintained and monitored as a Nontransient Noncommunity well as defined in the Florida Safe Drinking Water Act.

   d. Any area subject to a frequent and periodic flooding.

   e. One thousand feet or a five-year pollutant travel time, whichever is greater, from any Florida Safe Drinking Water Act well, potable water supply well or wellfield boundary.

   f. Any area containing hydric soils listed in the Soil Survey of Citrus County, Florida, that may affect such use.

g. Two hundred feet of a sink hole or in an area where geologic formations or subterranean features would not provide support for a facility.

h. A limestone, dolomite, gravel or fill pit which has penetrated the Floridan aquifer.

i. Areas where the high seasonal water table is less than five feet below existing ground surface.

j. Any area open to view from public or private roadways without screening as provided in this LDC.

k. The right-of-way of any highway, road or alley which is dedicated to the public.

l. Areas accessed by roads not suitable for the traffic anticipated by the facility. Granting of the Conditional Use shall not prohibit the BCC from regulating speed or vehicle weight on any road right-of-way.

4. Safeguard against water pollution originating from the site. Such safeguards shall include but not limited to:

a. A hydrogeologic study of the facility site.

b. Monitoring wells of both the surficial and Floridian aquifer. Such wells shall be located along the perimeter of the facility boundary and shall be no greater than 500 feet apart.

D. Operating Procedures

The owners or operators of a hazardous waste/biohazardous waste facility shall file a written operational plan, which shall be included in the application. This plan shall comply with the following operating procedures and practices:

1. General

a. The disposal sites shall be fenced or otherwise secured and gated to prevent unauthorized or uncontrolled access.

b. A natural vegetative buffer 25 feet in width, eight feet in height and 75 percent opacity within two years of the date of the Initial Operating Permit issuance. A berm and/or opaque fence, either of which must be at least six feet in height, may be substituted for the vegetative buffer.

c. Permitted boundaries of the disposal site shall be clearly delineated.

d. All access roads and delivery sites located within the facility shall be paved and designed to route stormwater to designated detention areas. These sites shall have soils and retained stormwater (if present) sampled and analyzed for contaminants on a semiannual basis.

e. Only one entrance to the site shall be allowed unless otherwise approved and attended.

f. Hours of operation shall be limited to daylight hours Monday through Saturday unless otherwise approved by the County.

g. Operation of a facility constitutes consent for authorized personnel to inspect the site during normal business hours to determine compliance with this LDC.

2. Record Keeping

The operator shall keep and maintain a monthly log recording all companies or individuals who have brought materials to the facility. This log shall include:

a. The name and address of the company, owner and disposer;

b. The estimated volume and contents of the material delivered to the facility.

On or before the 15th of each month, the owner or operator of the facility shall submit a copy of the previous months log to the Director of the Land Development Division.

E. Owners and Operators

1. The owner and/or operator of a hazardous waste/biohazardous waste facility shall be responsible for compliance with this LDC and all other applicable Federal, State and local laws, rules and regulations.

2. Supervision of the operation shall be the responsibility of a qualified person experienced in the operation of hazardous waste/biohazardous waste facilities. This person shall also be knowledgeable of the Federal, State and local ordinances/regulations.

3. Within 30 days of facility approval for a facility, the owner/operator shall submit to the County proof of financial responsibility sufficient to cover 115 percent of an engineer's certified cost estimate of the costs of closure of the facility based upon standard engineering practices. The performance assurance document and the cost estimate must be accepted by the County Attorney's Office and County Engineer respectively. Evidence of financial responsibility shall be kept in force at all times during the period of operation of the disposal facility and during the closure maintenance period.

4. Upon transfer of ownership or operation, the permittee shall notify the Department of Growth Management in writing of the new owner(s) and their mailing address(es). It shall be the responsibility of the new owner and/or operator to submit a Transfer of Ownership Application within 10 days of this notification.

F. Inspection

1. The operator or his employees shall permit a County official to inspect hazardous waste/biohazardous facility and all records required to be kept pursuant to this LDC during hours of operation.

2. Inspections and evaluations of facility operations shall be made by the Department of Growth Management and Department of Health to ensure compliance. A notice of deficiencies with recommendations for their correction shall be provided to the person responsible for the operation.

3780. INCINERATORS

The purpose of this section is to describe standards for the establishment and operation of incinerators.

A. Exemptions:

1. Incinerators associated with energy production.

2. Incinerators associated with medical facilities or crematories.

3. Class I Solid Waste Facilities permitted by the State of Florida.

4. Emergency incinerator operations associated with disaster recovery operation when authorized by the Board of County Commissioners and/or the Governor or designee.

5. Prescribed burns on public lands.

6. Prescribed burns on private lands as authorized by the Florida Forest Service.

7. Temporary incinerators as authorized by Florida Forest Service.

8. Authorized fire training exercises.

B. Permanent Air Curtain Incinerators:

The following standards apply to any incinerator, which is permitted by the FDEP, Florida Forest Service and/or receives offsite material for burning and begins operation after the adoption date of these standards.

1. An application for an operating permit required by this LDC shall be made to the Department of Growth Management or its successor agency who shall administer the requirements hereof. This application shall be accompanied by a site and development plan drawn to scale and containing items listed below:

   a. All filing requirements for a Conditional Use application.

   b. A FDEP air operating permit or application for same with all associated attachments.

   c. A SWFWMD Surface Water Management permit or application for same with all associated attachments.

   d. A FDEP filed restoration plan if the incinerator is associated with a C & D facility, mine, and/or sandpit.

   e. A copy of all certificates and permits related to State and Federal approval including personnel certifications.

   f. An aerial photograph showing all residential development within 1/2 mile.

   g. The curbline distance to the nearest available regional water supply line of six inches or greater in diameter.

   h. A written operational plan.

2. Prior to commencing operation, all new incinerators shall comply with the Conditional Use procedures of this LDC. The proposed site shall meet the goals, objectives, and policies of the Comprehensive Plan.

3. Requirements:

    a. The Incinerator site shall:

        1) Be located within a facility of no less than 80 acres.

        2) Be easily accessible by collection vehicles, automobiles, and where applicable, transfer vehicles.

        3) Safeguard against water pollution originating from the disposal of ash.

        4) Have a minimum setback of 300 feet from all property lines.

        5) Have a minimum setback of 1,000 feet from all residentially committed properties.

        6) Be located and have a plan of operation that does not adversely affect residential areas as far as noise, vibration, smoke, and odor.

    b. Incinerator facilities shall be located in areas above the 100-year flood level as shown on FEMA maps.

    c. Obtaining a permit from the County shall not relieve an owner or operator from any other Federal, State, or local requirements, nor serve as a waiver of any requirement contained in other ordinances provided all applicable ordinance requirements are met.

    d. Permits shall not be issued unless all clearance letters and permits of appropriate State agencies have been obtained.

    e. Failure to obtain the necessary local, regional, State, and Federal permits prior to operation or receipt of material shall be deemed a violation and subject to the penalties provided in this LDC.

    f. Upon change of ownership, the new owner/operator shall submit a Transfer of Ownership Application. The application shall include the same information as to the ownership/operator as is contained in the application for the initial operating permit.

4. Incinerators and their associated storage site(s) shall:

    a. Be three thousand feet from Class I water bodies, as defined by the FDEP.

b. Be two hundred feet from any other natural body of water or man-made extension of a natural body of water or an artificial water body, except bodies of water that are contained within the facility site which do not discharge from the site or are temporary and intermittent.

c. Be five hundred feet from any potable water supply wells except the water supply well serving the facility and wells constructed after the issuance of the construction and demolition debris disposal facilities' Initial Operation Permit.

d. Not be in any area subject to frequent and periodic flooding.

e. Not be within one thousand feet or a five-year pollutant travel time whichever is greater, from any Florida Safe Drinking Water Act well or well field boundary.

f. Not be in any area containing hydric soils listed in the Soil Survey of Citrus County, Florida, that may affect such use.

g. Not be within two hundred feet of a sinkhole or in an area where geologic formations or subterranean features would not provide support for a facility.

h. Not be in a limestone, dolomite, gravel, fill pit, or other cavity which has penetrated the Floridian aquifer.

i. Not be in areas where the high seasonal water table is less than five feet below existing ground surface.

j. Not be in any area open to view from public or private roadway without screening as provided in this LDC.

k. Not be within 500 feet of the right-of-way of any highway, road, or alley which is dedicated to the public.

l. Not occur in areas accessed by roads not suitable for the traffic anticipated by the facility. Granting of the Conditional Use shall not prohibit the BCC from regulating speed or vehicle weight on any road right-of-way.

5. Operational Plan Requirements/Site Design

The owners or operators of an incinerator facility shall file a written operational plan, which shall be included in the application. The plan shall comply with the following operating procedures and practices:

a. General

1) The disposal sites shall be fenced or otherwise secured and gated to prevent unauthorized or uncontrolled access.

2) A minimum vegetative Type "D" buffer 30 feet in width, eight feet in height, and 75% (percent) opacity within two years of the issuance of the Operating Permit. An earthen berm or opaque fence, either of which must be at least eight feet in height, may be substituted for the vegetative buffer. This pertains to both portable and permanent incinerator(s).

3) Permitted boundaries of the site shall be clearly delineated on the site plan and in the field. Combustible debris shall not be disposed or stored outside the permitted area.

4) Delivery inspection sites, cell, and subcell areas shall be clearly identified onsite as per the application and supporting documents included.

5) All access and aggress roadways to the property site will be paved up to the entrance of said property. All roadways within the facility shall be stabilized, maintained, and dust controlled.

6) Only one entrance to the site shall be allowed unless otherwise approved and attended. A sign shall be located along the entrance of the facility stating the following:

   a) The name, address, and phone number of the facility,

   b) A 24-hour emergency contact number,

   c) All material arriving and/or departing the facility must be covered, and

   d) A list of acceptable material(s).

7) Access gate must have a siren operated opening system or Knox Box for easy emergency access.

8) Hours of operation shall be limited to daylight hours Monday through Saturday unless otherwise approved by the County. Operation shall be defined as receipt of offsite materials and stoking of the incinerator.

9) Operation of a facility constitutes consent for authorized personnel to inspect the site during normal business hours to determine compliance with this LDC and assure the removal of any unauthorized waste.

6. Inspection, Rejection, and Disposal of Unauthorized Materials

a. The operator or his employees shall be available onsite at the location of current operations delivery inspection area.

b. Prior to disposal of any debris at the site, the operator or his employee shall:

1) Inspect all waste brought to the disposal site.

2) Only allow disposal of approved combustible organics such as trees and other vegetative matter. Tires, contaminated soils, and construction debris is specifically prohibited from burning. Storage more than 45 days is prohibited.

3) Reject any other type of solid waste brought to the disposal site including construction or demolition debris contaminated with other types of solid waste.

c. The operator shall:

1) Inspect all disposed materials at the end of each business day.

2) Storage of onsite material shall not exceed 35 feet in height, width or length.

3) Remove all unauthorized solid waste which may have been disposed of and have provisions for proper storage and disposal of solid waste other than approved combustible debris.

4) Deposit unauthorized solid waste in a tight, nonabsorbent bulk container maintained on the Disposal site.

5) Burial of stumps, limbs, logs, and related material onsite is prohibited.

7. Record Keeping

The operator shall:

a. Keep and maintain a daily disposal log.

b. Keep and maintain a monthly log that shall include:

1) The name and address of the company of any load rejected for disposal.

2) The estimated cubic yards of debris disposed during the month.

3) The type and estimated cubic yards rejected during the month.

4) The disposal location and hauler of all solid waste which leave the facility.

5) The log shall be retained onsite during all hours of operation for review by Citrus County Fire Rescue.

6) All correspondence with any state or federal agency regarding the operation of the facility will be copied and forwarded to the County within 14 days of receipt.

7) All emissions monitoring results shall be forwarded to the County within 14 days of receipt by the operator.

8. Owners and Operators Responsibilities

a. The owner and/or operator of an incinerator shall be responsible for compliance with this LDC and all other applicable Federal, State, and local laws, rules, and regulations.

b. Upon transfer of ownership or operation, the permittee shall notify Citrus County Fire Rescue in writing of the new owner(s) and their mailing address(es). It shall be the responsibility of the new owner and/or operator to submit a Transfer of Ownership Application within ten days of this notification.

9. Inspection

a. The operator or his employees shall permit County officials to inspect an incinerator operation including debris and all records required to be kept pursuant to this LDC during hours of operation.

b. Inspections and evaluations of facility operations shall be made by the Citrus County Fire Rescue, the Department of Health, and/or the Department of Growth Management staff to insure compliance. A notice of deficiencies with recommendations for their correction shall be

provided to the person responsible for the operation. Compliance

shall occur within 3 business days unless otherwise stated in the evaluation report.

c. Detection of disposed material other than approved combustible materials within storage site(s) may constitute sufficient grounds for risk assessment action by the owner and/or operator. This action may include, but is not limited to: Trenching, borings, and /or groundwater monitoring as determined by the nature and severity of the contaminant materials. Such action will be specified in writing by the Department of Health based on acceptable risk assessment procedures.

10. Supervision of the operation shall be the responsibility of a qualified person experienced in the operation of an incinerator. This person should also be knowledgeable of the Federal, State, and local ordinances/regulations.

11. Violations

The following will be violations of this LDC:

a. Operation of an incinerator without a valid permit.

b. Disposal of construction and demolition debris and/or other unpermitted solid wastes at an incinerator or its associated site.

c. Owners/operators of an incinerator to intentionally accept waste other than combustible organic material at the disposal site.

d. To intentionally attempt to dispose of waste other than combustible organic material debris at the incinerator.

e. Storage or incineration of contaminated soils or organic materials.

f. Operation of the facility in noncompliance with the Conditional Use approval or standards established within this LDC.

C. Debris Burns

The following standards apply to any debris burn associated with land clearing, site preparation, or development.

1. The owner or their representative shall have authorization from the Florida Forest Service.

2. Weather conditions, wind levels, speed and direction, humidity and other factors shall have been evaluated by the burn permittee and deemed satisfactory as established by Florida Forest Service Open Burning Regulations.

3. All required equipment shall be deemed operational and manned by personnel experienced in debris burn operations.

4. Confirmable notification such as a letter, fax, or email shall be filed with the Citrus County Fire Rescue that a debris burn is planned. The notification shall contain the following:

    a. Florida Forest Service authorization number.

    b. Location of debris to be burned.

    c. The name and phone number of the burn permittee and all other contacts which may be in control throughout the duration of the burn.

    d. Estimated volume of the debris to be burned.

5. Burns may not begin before sunrise and no open flame can burn past sunset.

6. Violations, Notice & Citation

The following will be violations of this LDC:

    a. Conducting a debris burn without Florida Forest Service authorization.

    b. Conducting a debris burn in violation of the standards or conditions incorporated within the Florida Forest Service authorization.

    c. Conducting a debris burn without required equipment or personnel.

    d. Failure to attend a debris pile after incineration that is still burning or presents a fire hazard.

    e. Conducting a debris burn on a debris pile which contains tires, solid waste, or other non-vegetative materials.

    f. Burning of any unauthorized material.

D. Cost Recovery associated with violations of this LDC.

The County may seek compensation through fines or liens of costs and/or fines associated with response to fires deemed to have been in violation of the standards contained in this Section. These costs shall include but not be limited to manpower, equipment, material, and administrative costs related to a response or investigation of a violation of this ordinance.

3785. VEGETATIVE DEBRIS DISPOSAL IN FORMER SAND (BORROW) PITS

The purpose of this section is to provide standards for the reclamation of old sand (borrow) pits through disposal of tree remains, trees and other vegetative matter that normally results from land clearing or land development operations for a construction site. No burning of any kind is allowable unless the facility is permitted under the provisions of this LDC. The following standards apply to any debris disposal operation, which is permitted by the FDEP, FDACS and/or receives offsite material for burial and begins operation after the adoption date of these standards.

A. An application for an operating permit required by this LDC shall be made to the Department of Growth Management or its successor agency who shall administer the requirements hereof. This application shall be accompanied by a site and development plan drawn to scale and containing items listed below:

1. All filing requirements for a Conditional Use application.

2. A FDEP operating permit or application for same with all associated attachments, if applicable.

3. A SWFWMD Surface Water Management permit or application for same with all associated attachments, if applicable.

4. A FDEP filed restoration plan if the operation is associated with a C & D facility, mine, and/or sandpit for which reclamation is required.

5. A copy of all certificates and permits related to State and Federal approval including personnel certifications.

6. An aerial photograph showing all residential development within 1/2 mile.

7. The curbline distance to the nearest available regional water supply line of six inches or greater in diameter.

8. A written operational plan.

B. Prior to commencing operation, all new debris disposal operations shall comply with the Conditional Use procedures of this LDC. The proposed site shall meet the goals, objectives, and policies of the Comprehensive Plan.

C. Requirements:

1. Debris disposal operations may be permitted in those land use categories shown on the GFLUM of the Comprehensive Plan as Extractive or Industrial or which have established vested rights or formal recognition as a Valid Non-conforming Use sand (borrow) pit.

2. The operation site shall:

a. Be located within a facility of no less than 20 acres.

b. Be easily accessible by collection vehicles, automobiles, and where applicable, transfer vehicles.

c. Safeguard against water pollution originating from the disposal of vegetative debris.

d. Have a minimum setback of 100 feet from all property lines.

e. Have a minimum setback of 300 feet from all residentially committed properties.

f. Be located and have a plan of operation that does not adversely affect residential areas as far as noise, vibration, smoke, and odor.

3. Debris disposal operations shall be located in areas above the 100-year flood level as shown on FEMA maps.

4. Obtaining a permit from the County shall not relieve an owner or operator from any other Federal, State, or local requirements, nor serve as a waiver of any requirement contained in other ordinances provided all applicable ordinance requirements are met.

a. Permits shall not be issued unless all clearance letters and permits of appropriate State agencies have been obtained.

b. Failure to obtain the necessary local, regional, State, and Federal permits prior to operation or receipt of material shall be deemed a violation and subject to the penalties provided in this LDC.

D. Debris disposal shall:

1. Be three thousand feet from Class I water bodies, as defined by the FDEP.

2. Be two hundred feet from any other natural body of water or man-made extension of a natural body of water or an artificial water body, except bodies of water that are contained within the facility site which do not discharge from the site or are temporary and intermittent.

3. Be five hundred feet from any potable water supply wells except the water supply well serving the facility and wells constructed after the issuance of the construction and demolition debris disposal facility's Initial Operation Permit.

4. Not be in any area subject to frequent and periodic flooding.

5. Not be within one thousand feet or a five-year pollutant travel time, whichever is greater, from any Florida Safe Drinking Water Act well or well field boundary.

6. Not be in any area containing hydric soils listed in the Soil Survey of Citrus County, Florida, that may affect such use.

7. Not be within two hundred feet of a sinkhole or in an area where geologic formations or subterranean features would not provide support for a facility.

8. Not be in a limestone, dolomite, gravel, fill pit, or other cavity which has penetrated the Floridian aquifer.

9. Not be in areas where the high seasonal water table is less than five feet below existing ground surface.

10. Not be in any area open to view from public or private roadway without screening as provided in this LDC.

11. Not occur in areas accessed by roads not suitable for the traffic anticipated by the facility. Granting of the Conditional Use shall not prohibit the BCC from regulating speed or vehicle weight on any road right-of-way.

E. Operational Site Design

The owners or operators of the debris disposal operation shall file a written operational plan, which shall be included in the application. The plan shall comply with the following operating procedures and practices:

1. The disposal sites shall be fenced or otherwise secured and gated to prevent unauthorized or uncontrolled access.

2. Vegetative Type "D" buffer 30 feet in width, eight feet in height, and 75% (percent) opacity within two years of the issuance of the Operating Permit. A stabilized earthen berm or opaque fence, either of which must be at least eight feet in height, may be substituted for the vegetative buffer.

3. Permitted boundaries of the site shall be clearly delineated on the site plan and in the field. Debris shall not be disposed or stored outside the permitted area.

4. All access and egress roadways to the property site will be paved up to the entrance of said property. Access shall be specifically limited to collector or arterial roadways and not through a residential neighborhood. All roadways within the facility shall be stabilized, maintained, and dust controlled.

5. Only one entrance to the site shall be allowed unless otherwise approved and attended. A sign shall be located along the entrance of the facility stating the following:

    a. The name, address, and phone number of the facility,

    b. A 24-hour emergency contact number,

    c. All material arriving and/or departing the facility must be covered, and

    d. A list of acceptable material(s).

6. Access gate must have a siren operated opening system or Knox Box for easy emergency access.

7. Hours of operation shall be limited to daylight hours Monday through Saturday unless otherwise approved by the County. Operation shall be defined as receipt of offsite materials processing or burial.

8. Operation of a facility constitutes consent for authorized personnel to inspect the site during normal business hours to determine compliance with this LDC and assure the removal of any unauthorized waste.

F. Inspection, Rejection, and Disposal of Unauthorized Materials

1. The operator or his employees shall be available onsite at the location of current operations delivery inspection area.

2. Prior to disposal of any debris at the site, the operator or his employee shall:

   a. Inspect all waste brought to the disposal site.

   b. Only allow disposal of approved debris. Approved debris shall be limited to clean wood, land clearing debris, yard trash and other clean vegetative matter. Tires, contaminated soils, and construction debris is specifically prohibited. Storage more than 45 days is prohibited onsite.

   c. Reject any other type of solid waste brought to the disposal site including construction or demolition debris contaminated with other types of solid waste.

3. The operator shall:

   a. Inspect all disposed materials at the end of each business day.

   b. Storage of onsite material shall not exceed 35 feet in height, width or length.

   c. Remove all unauthorized solid waste which may have been disposed of and have provisions for proper storage and disposal of solid waste other than approved debris.

   d. Deposit unauthorized solid waste in a tight, nonabsorbent bulk container contained on the disposal site.

G. Record Keeping

The operator shall:

1. Keep and maintain a daily disposal log.

2. The log shall be retained onsite during all hours of operation for review by Citrus County Fire Rescue.

3. All correspondence with any state or federal agency regarding the operation of the facility will be copied and forwarded to the County within

14 days of receipt.

H. Owners and Operators Responsibilities

1. The owner and/or operator of a debris disposal operation shall be responsible for compliance with this LDC and all other applicable Federal, State, and local laws, rules, and regulations.

2. Upon transfer of ownership or operation, the permittee shall notify the Citrus County Fire Rescue in writing of the new owner(s) and their mailing address(es). It shall be the responsibility of the new owner and/or operator to submit a Transfer of Ownership Application within ten days of this notification.

I. Inspection

1. The operator or his employees shall permit County officials to inspect a debris disposal operation including all records required to be kept pursuant to this LDC during hours of operation.

2. Inspections and evaluations of debris disposal operations shall be made by the Citrus County Fire Rescue, the Department of Health, and/or the Department of Growth Management staff to ensure compliance. A notice of deficiencies with recommendations for their correction shall be provided to the person responsible for the operation. Compliance shall occur within 3 business days unless otherwise stated in the evaluation report.

3. Detection of disposed material other than approved materials within storage site(s) may constitute sufficient grounds for risk assessment action by the owner and/or operator. This action may include, but is not limited to: Trenching, borings, and /or groundwater monitoring as determined by the nature and severity of the contaminant materials. Such action will be specified in writing by the Department of Health based on acceptable risk assessment procedures.

J. Supervision of the operation shall be the responsibility of a qualified person experienced in the operation of a debris disposal operation. This person should also be knowledgeable of the Federal, State, and local ordinances/regulations.

K. Violations

1. The following will be violations of this LDC:

a. Operation of debris disposal operation without a valid permit.

b. Disposal of construction and demolition debris and/or other unpermitted solid wastes at a permitted debris disposal operation site.

c. Owners/operators of debris disposal operation to intentionally accept waste other than approved debris at the disposal site.

d. To intentionally attempt to dispose of waste other than approved debris at the approved disposal site.

e. Storage of contaminated soils or organic materials.

f. Operation of the facility in noncompliance with the Conditional Use approval or standards established within this LDC.

(Ordinance No. 2013-A08, Sections 3101, 3140, 3200, 3290, 3310, 3730, adopted April 23, 2013)

(Ordinance No. 2014-A08, Section 3220, adopted May 14, 2014)

(Ordinance No. 2014-A10, Section 3140, adopted June 24, 2014)

(Ordinance No. 2016-A07, Sections 3130, 3501, 3745, 3750, 3760, adopted April 12, 2016)

(Ordinance No. 2016-A25, Section 3765, adopted October 11, 2016)

(Ordinance No. 2017-A21, Sections 3101, 3210, 3740.C.7, 3750.A, adopted May 9, 2017)

(Ordinance No. 2018-A01, Sections 3130, 3320, 3750.B, 3755, adopted January 23, 2018)

(Ordinance No. 2018-A08, Section 3765, adopted April 10, 2018)

(Ordinance No. 2018-A09, Sections 3740, 3745, adopted June 12, 2018)

(Ordinance No. 2018-A18, Section 3102.A, adopted October 23, 2018)

(Ordinance No. 2018-A26, Section 3540, adopted December 4, 2018)

(Ordinance No. 2019-A05, Section 3731, adopted April 23, 2019)

(Ordinance No. 2019-A29, Sections 3735 and 3750, adopted November 19, 2019)

(Ordinance No. 2021-A27, Sections 3101, 3102, 3560, 3573, 3603, 3730, 3750.J, 3755.A6, 3770, 3775, 3780, 3785, adopted September 14, 2021)

(Ordinance No. 2022-A29, Sections 3102, 3501, 3520, adopted May 24, 2022)

(Ordinance No. 2022-A39, Section 3150, adopted July 12, 2022)

(Ordinance No. 2023-A34, Section 3102.E, 3140, 3220, adopted November 28, 2023)

(Ordinance No. 2024-A12, Sections 3101, 3140, 3150, 3730, adopted July 23, 2024)

(Ordinance No. 2025-A04, Sections 3102, 3190, 3704, adopted March 11, 2025)

(Ordinance No. 2026-A05, Sections 2424, 3420, 3421, 3422, 3423, 3424, 3425, 3426, adopted January 27, 2026)

(Ordinance No. 2026-A07, Section 3230, adopted February 26, 2026)

(Ordinance No. 2026-A16, Sections 3350, 3740, adopted June 22, 2026)