

City of Dade City, Florida
Land Development Regulations

ARTICLE 3: ZONE DISTRICTS

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ARTICLE 3: ZONE DISTRICTS

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ARTICLE 3: ZONE DISTRICTS

SECTION 3.1 GENERAL PROVISIONS

3.1.1 Establishment of Base Zone Districts

The following base zone districts are established:

TABLE 3.1-1: BASE ZONE DISTRICTS		
District Name	Principal Permitted Uses	Minimum lot size
Agricultural Districts		
Open Use Agriculture (OUA)		43, 560 sq ft
Residential Districts		
Residential Single Family-1 (RS-1)	Single Family detached	10,000 sq feet
Residential Single Family-2 (RS-2)	Single Family detached	8,500 sq feet
Residential Single Family-3 (RS-3)	Single Family residential	6,500 sq feet (sf) 8,400 sq feet
General Residential 1 (RG-1)	Residential General	6,500 sq ft (sf) 4,356 (Town House) 8,000 sf (duplex) 10,000 sf +4,000 sf/du over 2
General Residential 2 (RG-2)	Residential General	6,500 sf ft (sf) 4,356 (Town House) 8,000 sf (duplex) 8,400 sf (3) + 2,000 sf/du over 2
Residential Institutional Office (RIO)		
Business Districts		Max Intensity Standard
RIO	Residential /Institutional/Office	.45 FAR/ 60' in height
CN	Neighborhood Commercial	.50 FAR/ 35' in height
CG	General Commercial	1.0 FAR/ 35' in height
CBD	Central Business District	4.0 FAR/ 60' in height
CH	Highway Commercial	.40 FAR/ 60'
ILW	Light and Warehouse Industrial	.60 FAR/ 150' in height
IH	Industrial Heavy	.60 FAR
Planned Development Districts		
PD-R	Planned Development-Residential	See Section 3.5.3 (A)
PD-TND	Planned Development-Traditional Neighborhood Development	See Section 3.5.3 (B)
PD-EC	Planned Development-Employment Center	See Section 3.5.3 (C)
PD-COMM	Planned Development-Commercial	See Section 3.5.3 (D)

SECTION 3.2 OPEN USE AGRICULTURE DISTRICT (OUA)

3.2.1 General Purposes

The OUA District is established and intended to:

(A) Agriculture Supportive Uses

Support the primary use of land for agriculture and agriculture support uses to help maintain the agricultural and rural character of the district;

(B) Ensure Residential Development Consistent with Rural and Agricultural Character

Ensure that residential development is consistent with the rural and agricultural character of the district, by requiring either low density residential development or encouraging residential cluster and conservation subdivisions and subdivisions that are harmonious with the rural economy and agricultural uses; and

(C) Consistent with Comprehensive Plan

Be consistent with the areas designated as agriculture on the Comprehensive Plan.

3.2.2 Specific Purposes

The OUA District is intended to provide for areas primarily consisting of open spaces, agriculture uses and agriculture support uses and also allow low density single-family residential development. Residential cluster development is encouraged through the use of the Conservation Subdivision option (see Section 7.9, *Conservation Subdivision*).

3.2.3 Use Regulations and Development Standards

Table 3.2-1, *Use Regulations and Development Standards in the OUA District*, indicates the location of standards in these LDRs related to allowable uses, density limitations, dimensional standards, development standards, and subdivision standards for the OUA District.

TABLE 3.2-1: USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE OUA DISTRICT	
Type of Standard	Location in this Ordinance
Allowable Uses	Table 4.1-1
Density/Intensity/Dimensional Standards	Table 5.1-1
Development Standards	Article 6
Subdivision Standards	Article 7

SECTION 3.3 RESIDENTIAL DISTRICTS

3.3.1 General Purposes

The residential zone districts contained in this section are established and intended to provide a comfortable, healthy, safe, and pleasant environment in which to live. More specifically, they are intended to:

(A) Provide Appropriately Located Lands for Residential Development

Provide appropriately located lands for residential development that are consistent with the goals, objectives, and policies of the Comprehensive Plan;

(B) Protect From Harmful Effects

Protect residents from the harmful effects of noise, traffic congestion, and other significant adverse environmental effects; and

(C) Provide Lands with Varying Degrees of Density

Provide for residential lands with varying density together with public and semi-public buildings and facilities, accessory structures, and non-residential services as may be compatible with such development.

3.3.2 List of Residential Districts and Specific Purposes

(A) RS Districts:

The RS Districts are established as zone districts in which the principal use of land is single-family residential development at a low to moderate density. These districts, designated as RS-1, RS-2 and RS-3, are intended to include land developed for low to medium density single-family detached residences and vacant or partially developed lands indicated in the comprehensive plan as proposed for such use. Within areas designated RS-1, RS-2 and RS-3, except for child care center locations, the nature of the use of property is the same with distinction being made as to lot area and width. The minimum lot area for a single-family uses is 10,000 square feet for RS-1, 8,500 square feet for RS-2 lots and 6,500 square feet for RS-3 lots. Complementary Conditional Uses are also allowed upon approval by the Planning Board. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds are by conditional use approval. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the quiet residential nature of the district.

Accessory Uses and Structures are permitted provided they are accessory and clearly incidental and subordinate to permitted principal uses and structures. Accessory uses and structures do not involve the conduct of retail business. Accessory uses and structures are located on the same lot as the permitted principle use or on a contiguous lot under the same ownership. Accessory uses include home occupations, non-commercial greenhouses, mother-in-law units, private garages, tool-houses, garden sheds, and private swimming pools.

(B) RG: Residential General

The two RG Districts are established in which the principal use of land is single-family residential development at a medium to high density. The RG districts permit residential development as well as allowing a mix of uses that include public and private educational facilities, churches, public parks and playgrounds, citrus groves, plant nurseries with greenhouses not to exceed 400 square feet. The minimum parcel/lot area for a single-family dwelling unit is 6,500 square feet and 4,350 square feet per dwelling unit for townhouses. Conditional Uses are also allowed upon approval by the Planning Board. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds are also allowed with approval by the DRC. The regulations of this district are intended to discourage any use that would substantially interfere with the development of residential communities and neighborhoods and that would be detrimental to the quiet residential nature of the district.

Accessory Uses and Structures are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures. Accessory uses and structures do not involve the conduct of retail business. Accessory uses and structures are located on the same lot as the permitted principle use or on a contiguous lot under the same ownership. Accessory uses include home occupations, non-commercial greenhouses, mother-in-law units, private garages, tool-houses and garden sheds, and private swimming pools.

(1) Transitional Use

Where a transitional Use in the RG zone district adjoins a commercial or industrial zone district and on the side and along the same street there is not an intervening street or alley, the DRC may allow the first 100 feet of such lot to be used for:

- a. Offices, business or professional containing not more than 3,000 square feet of floor area.
- b. Off-street parking areas for passenger vehicles, restricted as follows:
 - (i) When in conjunction with commercial or industrial uses, such areas shall be open for use only during customary business hours of such uses. No fee shall be charged for parking.
 - (ii) Front and side yard requirements of the RG district shall apply.
 - (iii) Access shall be provided through or immediately adjoining the commercial or industrial district and all driveways serving such parking areas shall be subject to approval by the DRC.
 - (iv) All parking areas shall be enclosed with an ornamental fence or wall not less than five (5) feet high, or enclosed with evergreen plantings. The Clear Vision zone shall always be maintained.

3.3.3 Use Regulations and Development Standards

Table 3.3-1, *Use Regulations and Development Standards in the Residential Districts*, indicates the location of standards in this Ordinance related to allowable uses, density limitations, dimensional standards, development standards, and subdivision standards for the residential zone districts.

TABLE 3.3-1: USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE RESIDENTIAL DISTRICTS	
Type of Standard	Location in this Ordinance
Allowable Uses	Table 4.1-1
Density/Intensity/Dimensional Standards	Table 5.1-2
Development Standards	Article 6
Subdivision Standards	Article 7

SECTION 3.4 BUSINESS DISTRICTS

3.4.1 General Purposes

The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial and related uses to meet household and business needs, and more specifically:

(A) Provide Appropriately Located Lands for Business Uses Consistent with Comprehensive Plan

Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Dade City's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;

(B) Strengthen Economic Base

Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;

(C) Provide Suitable Environment for Business Uses

Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and

(D) Minimize Impact of Business Development on Residential Districts and Uses

Minimize the impact of business development on residential districts and uses.

3.4.2 Business District Specific Purposes

(A) RIO: Residential, Institutional, Office District

The purpose of the RIO, Residential, Institutional and Office Zoning district is to provide for and require a unified and organized arrangement of buildings, service, and parking areas together with adequate circulation and open space, in a manner so as to provide and constitute an efficient, safe, convenient, and attractive shopping area to serve the City's office, institutional and commercial/retail shopping needs.

(B) CN: Neighborhood Commercial District

The CN, Neighborhood Commercial District is to provide for and require a unified and organized arrangement of buildings, service and parking areas together with adequate circulation and open space, in a manner so as to provide and constitute an efficient, safe, convenient and attractive shopping area to serve neighborhood shopping areas. The district should not include establishments that attract traffic from areas outside of the City or outside the neighborhood which is being served by the use.

(C) CBD: Central Business District

The CBD District is established and intended to encourage the development and redevelopment of the City's historic downtown as the focal point in Dade City for an intense mix of office, retail, service, restaurant, entertainment, cultural, government, civic, and residential uses. More specifically, the district is intended to:

(1) *Protect and Enhance Architectural Character*

Protect and enhance the unique aesthetic and architectural character of Dade City's downtown;

(2) *Support Economic Vitality*

Support the economic vitality of the downtown;

(3) *Allow for Diverse Mix of Uses*

Allow for a diverse mix of business, office, institutional, recreational and residential uses;

(4) *Encourage Pedestrian-Friendliness and Multi-Modal transportation systems*

Encourage pedestrian-friendly and Multi-Modal development; and

(5) *Discourage Highway-Oriented Uses*

Discourage highway-oriented uses.

(D) CG: Commercial General District

The Commercial General District is established and intended to provide lands and facilitate general commercial development opportunities within the City, for uses that require high public visibility and an accessible location. While not always the case, the CG District should be generally located along major arterials or highways.

(E) CH: Highway Commercial

The Highway Commercial District is established and intended to provide lands and facilitate highway and transit oriented development opportunities within the City of Dade City. Permitted uses in the CH are some of the most intensive commercial uses allowed in the City. While the CH district is to be located along major arterials or highways, this district is not intended to support strip commercial development.

(F) ILW: Light and Warehouse Industrial District

The ILW District is established and intended to accommodate a wide range of employment-generating office, institutional, research and development, and light manufacturing uses. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment. In addition, by allowing a wide range of permitted uses, the ILW District is intended to accommodate the development of "flex space" arrangements, where the developer can establish different combinations of uses on a site over time, as the market dictates, as long as all uses and development conform to the standards established by these LDRs to protect adjacent land uses and the natural environment. Residential uses are limited to caretaker dwellings, live/work units, and upper story dwellings.

(G) IH: Industrial Heavy District

The IH District is established and intended to provide lands for industrial uses which can be operated in a relatively clean and quiet manner and which will not be obnoxious to adjacent residential or business districts. Allowable uses include heavy industrial uses, wholesaling, warehousing and distribution, limited manufacturing and functionally related uses such as distribution, storage, and processing. General commercial uses are allowed, but are considered incidental to the predominantly industrial nature of the district. Any uses that generate hazardous wastes shall have a hazardous materials management plan and operate in accordance with all local, state, and federal requirements.

3.4.3 Use Regulations and Development Standards

Table 3.4-1, *Use Regulations and Development Standards in the Business Districts*, indicates the location of standards in this Ordinance related to allowable uses, density and intensity limitations, dimensional standards, development standards, and subdivision standards for the business zone districts.

TABLE 3.4-1: USE REGULATIONS AND DEVELOPMENT STANDARDS IN THE BUSINESS DISTRICTS	
Type of Standard	Location in this Ordinance
Allowable Uses	Table 4.1-1
Density/Intensity/Dimensional Standards	Table 5.1-3
Development Standards	Article 6
Subdivision Standards	Article 7

SECTION 3.5 PLANNED DEVELOPMENT (PD) DISTRICTS

3.5.1 General Provisions

(A) General Purpose

The Planned Development (PD) districts are established for the purpose of encouraging innovative land planning and site design that achieves a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:

(1) Increasing Flexibility

Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;

- (2) *Greater Freedom to Provide Access, Open Space, and Amenities***
Allowing greater freedom in selecting the means to provide access, open space, and design amenities;
- (3) *Greater Freedom to Provide Mix of Uses and Housing Types***
Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;
- (4) *Providing Greater Opportunity for More Efficient Land Use Patterns***
Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;
- (5) *Promoting Quality Design and Environmentally Sensitive Development Through Site Characteristics***
Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- (6) *Quality Design Through Density Increases***
In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

(B) Types of PD Districts

There are four types of PD options. They are subject to the development review procedures of Section 2.4.3, *Planned Development*, the general standards of Section 3.5.2, *General Standards for PD Districts*, and the specific standards for the individual PD options in Section 3.5.3, *Additional Standards for PD Districts*. The four PD options, described more specifically below, are:

- (1) *Planned Development-Residential District (PD-R)***
The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R District primarily to serve the needs of the residents in the development.
- (2) *Planned Development-Traditional Neighborhood Development District (PD-TND)***
The purpose of the Planned Development-Traditional Neighborhood (PD-TND) District is to provide landowner/developers with a flexible framework within which to develop a mixed-use Traditional Neighborhood Development as an alternative to conventional development under the Planned Development (PD) regulations. The PD-TND standards are designed to encourage the development of compact mixed use, small-lot, pedestrian-oriented communities.
- (3) *Planned Development-Employment Center District (PD-EC)***
The purpose and intent of the Planned Development-Employment Center (PD-EC) District is to encourage the development of a mix of employment uses at appropriate locations within the City in a planned and aesthetically pleasing way. This is done by allowing design flexibility as well as a mix of office, research, light industrial, limited neighborhood commercial, and high density residential uses that are reviewed as a plan for development.
- (4) *Planned Development-Commercial (PD-COMM)***
The purpose and intent of the Planned Development-Commercial (PD-COMM) District is to provide mixed-use retail and office development, with limited moderate

and higher density residential uses integrated into the development above street levels and as separate stand-alone uses.

(C) Procedures

Prior to development, all planned development districts shall be reviewed and approved or approved with conditions in accordance with Section 2.4.3, *Planned Development*.

(D) Standards

All planned development districts shall comply with the general standards of Section 3.5.2, *General Standards for PD Districts*, and the specific standards for the individual PD options in Section 3.5.3, *Additional Standards for PD Districts*.

3.5.2 General Standards for All PD Districts

Development Parameters

Prior to the approval of a PD zone district designation, the City Commission shall find the application for the PD zoning district designation and the required PD Master Plan complies with the following standards:

(1) Master Plan

The PD Master Plan:

- (a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;
- (b) Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and non-residential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;
- (c) Identifies the general location of open space;
- (d) Identifies the location of environmentally-sensitive lands, wildlife habitat, and stream corridors;
- (e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;
- (f) Identifies on-site potable water and wastewater facilities; and
- (g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste, and schools.

(2) Consistency with the Comprehensive Plan

The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

(3) Compatibility with Surrounding Residential Areas

Development along the perimeter of a PD District shall be compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD District that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

(4) Development Phasing Plan

If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and non-residential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of

approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

(5) Conversion Schedule

The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of non-residential uses (i.e., residential to non-residential, or non-residential to residential) within the PD Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

(6) Public Facilities

- (a) The PD Master Plan shall include a Transportation Impact component that demonstrates the impact on the capacity and function of the traffic circulation system for the City, County and State Highway system. Coordination with both the City and the Pasco County Growth Management Department staff is required for development of the Traffic Impact Statement Methodology.
- (b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.
- (c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.
- (d) The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.
- (e) The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

(7) Planned Development Agreement

Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD Agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Master Plan. The PD Agreement shall include, but not be limited to the terms and conditions identified in Section 2.4.3(D)(3).

3.5.3 Additional Standards for PD Districts

(A) PD-R: Planned Development – Residential District

(1) Minimum Area

A PD-R District shall be a minimum of 10 acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R District is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

(2) Uses

The uses allowed in the PD-R District are identified in Table 4.1-1, *Table of Allowed Uses*. Allowed uses are subject to any use regulations applicable to the PD-R District.

(3) *Densities/Intensities*

The densities for residential development and the intensities for non-residential development for the PD Master Plan and PD-R District designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone district(s) being replaced by the PD-R District.

(4) *Dimensional Standards*

The dimensional standards of the underlying base zone district being replaced by the PD-R District shall be incorporated into the PD Master Plan and apply to each development area of the PD-R District unless they are modified in ways that are consistent with the general intent and goals for development of the PD-R District and the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum Dimensional Requirements*

The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

(b) *Setbacks from Adjoining Residential Uses*

Minimum setbacks or buffers from adjoining residential development or zone districts.

(5) *Development Standards*

Unless otherwise specifically modified by a PD Master Plan, development in a PD-R District shall comply with the applicable standards, Article 6: *Development Standards*, and Article 7: *Subdivision Standards*. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) *General Development Standards*

Table 3.5-1, *Development Standards Applicable in the PD-R District*, specifies the development standards applicable to development in the PD-R District, and the procedure for modifying a development standard.

TABLE 3.5-1: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-R DISTRICT	
Development Standard	Procedure for Modification [1]
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Tree Protection/Landscape (Section 6.2)	Inclusion in an Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Environmental Protection (Section 6.7)	Modifications prohibited
- reserved-	
Transportation Mobility and Adequate Public Facilities Requirements	Included in Transportation conditions
NOTES:	
[1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-R District.	

(b) *Public Facilities Standards*

The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

- (i) Potable Water
The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City’s potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.
- (ii) Wastewater
The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City’s or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.
- (iii) Streets
The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:
 - a. The reduction or modification is necessary as a traffic-calming measure;
 - b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
 - c. Access for emergency service vehicles is not substantially impaired;
 - d. Adequate off-street parking is provided for the uses proposed; and
 - e. Adequate space for public utilities is provided within the right-of-way.
- (iv) Stormwater
The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.
- (v) Other
The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R District, including but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

(B) PD-TND: Planned Development – Traditional Neighborhood Development District

(1) Area

(a) *Minimum Development Size*

The PD-TND District shall contain a minimum of 10 acres of land. The City Commission may waive the minimum area requirement based on a finding that creative site planning is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

(b) *Preferred Development Size*

PD-TND Districts should be designed to encourage a multi-modal transportation system, with a focus on pedestrian activity. Optimal size is generally measured in terms of the distance from the center to the edge of a neighborhood, which will result in a walk of five to ten minutes to meet most daily needs (an approximate distance between one-quarter and one-half mile).

(2) Uses

(a) *Generally*

PD-TND Districts should be structured to provide a balanced mix of uses, including residential, employment, limited retail, civic, and recreational uses, all within the same development. The integration of uses allows residents to meet more of their daily needs through shorter trips. In addition, provision of a variety of housing types shall be encouraged to allow a greater diversity of residents within the neighborhood.

(b) *Specific Uses*

The uses that are allowed in the PD-TND District are identified in Table 4.1-1, *Table of Allowed Uses*. Allowed uses are subject to any use regulations applicable to the PD-TND District.

(c) *Use Mixing*

- (i) A minimum of 15 percent of the land area in a PD-TND District shall be devoted to non-residential civic uses and public uses.
- (ii) Mixed densities of residential uses are encouraged within a single project or structure, particularly integrated or vertical mixed use projects, in which uses are located on different floors of a single structure.
- (iii) To encourage a diversity of residents, while at the same time preventing visual monotony in neighborhoods, PD-TND Districts shall include a mix of lot sizes and/or dwelling unit types, including but not limited to single-family detached, single-family attached, two- to four-family, townhouse, live/work dwellings, upper story dwellings, or multiple-family dwellings.

(3) Densities/Intensities

The densities for residential development and the intensities for non-residential development for the PD Master Plan and PD-TND District designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan and Comprehensive Plan Future Land Use Map. Densities and intensities should be sufficient to support a compact, pedestrian-oriented environment, and may exceed that allowed in the underlying base zone district being replaced by the PD-TND District.

(4) Dimensional Standards

The dimensional standards of the underlying base zone district being replaced by the PD-TND District shall not apply to PD-TND Districts; instead, the dimensional standards shall be established in the PD Master Plan, and shall comply with the following:

(a) *Buffers from Adjoining Residential Uses*

All PD-TNDs shall comply with any applicable standards that require minimum buffers from adjoining residential development or zone districts.

(b) *Setbacks and Lot Coverage*

- (i) Build-to/maximum setback lines that establish a strong street edge by bringing buildings to or close to the sidewalk line are encouraged. Front-loaded garages shall be set back at least two feet behind the front façade of the dwelling they serve and in no instance shall the linear distance between a front-loaded garage and the sidewalk be less than 18 feet.

- (ii) Where setbacks are established they shall apply only to the enclosed portions of a building. Front porches and stoops, canopies, and colonnades shall be allowed to encroach into the setback, where a setback may be required. Second-story balconies may encroach up to five feet beyond a lot line that fronts a sidewalk, but in no instance shall the bottom of a balcony extending over a sidewalk be less than nine feet above grade.
- (iii) The maximum residential building footprint shall not exceed 50% of the lot, except that attached dwelling structures may exceed this figure if at least 30 percent of the lot area is developed as private open space.
- (iv) The maximum non-residential structure footprint shall not exceed 70% of the lot, unless a minimum of 10% of the lot area is developed as private open space.

(5) Development Standards

(a) *Off-Street Parking and Loading*

The off-street parking and loading standards for a PD-TND District shall be established in the PD Master Plan in accordance with a Master Parking Plan that is part of the PD Master Plan. PD-TNDs should take advantage of alternative parking strategies like shared parking, deferred parking, off-site parking, or other parking alternatives listed in Section 6.1, *Off-Street Parking and Loading Standards*, to maintain the pedestrian-oriented focus of traditional neighborhood development.

(b) *Landscape/Tree Protection*

(i) Generally

The landscaping, buffering, screening, and tree protection requirements for a PD-TND District shall be established in the PD Master Plan in accordance with a Master Landscape Plan. Emphasis should be placed upon integration of land uses and avoidance of suburban-style landscape buffers between different land uses inside the development.

(ii) Street Trees

Shade or canopy trees shall be provided on both sides of all streets in PD-TND development (except alleys) based upon the following standards:

- a. Street trees shall be planted a maximum of 5 feet from the back of the curb;
- b. Street trees shall be planted a maximum of 40 feet on-center;
- c. Each street tree shall be surrounded by an area of pervious surface at least 25 square feet in size;
- d. Street trees shall comply with all *Landscape/Tree Protection Standards, Section 6.2*; and
- e. Understory or ornamental trees may be utilized in areas where overhead utilities exist.

(c) *Signage*

Unless otherwise specifically modified by a PD Master Plan, the signage in a PD-TND District shall comply with the standards of Section 6.5, *Signage*. Any modifications to the standards of Section 6.5 shall be specified in a Master Sign Plan included as part of the PD Master Plan. The Master Sign Plan shall establish a design theme that is found to be more consistent with the unique characteristics of the site and surrounding area, as well as a uniform façade and design detail plan for all signs to be used in the development.

(d) *Exterior Lighting*

Unless otherwise expressly provided in these LDRs or in the PD Master Plan, development in PD-TND districts is subject to the exterior lighting standards of Section 6.4, *Exterior Lighting Standards*. Any modifications to the standards of

Section 6.4, *Exterior Lighting Standards*, shall be specified in a Master Lighting Plan included as part of the PD Master Plan.

- (e) *Open Space*
 - (i) *Generally*

The design of PD-TNDs should give priority to open space, which should be located throughout the development to compensate for the smaller lot sizes normally associated with traditional neighborhood development. Open space should be designed in a hierarchy of formal and informal spaces and used to enhance community activity, identity, and civic pride.
 - (ii) *Set Aside*

All development in a PD-TND District shall comply with the standards of Section 6.10, *Open Space Standards*, which shall not be reduced as part of the approval of any PD-TND District.
 - (iii) *Formal Open Space*

Some portion of the open space provided within a PD-TND District should be located so as to serve as a central open space or gathering area for the development.
 - (iv) *Perimeter Buffer*

All PD-TND Districts over 50 acres in area shall preserve/establish a buffer around the perimeter of the development. The perimeter buffer should provide both a buffer and a definable edge between the PD-TND District and adjacent development, and shall have a minimum width of 100 feet. The requirement for buffers may be waived by the City Commission in infill areas in order to maintain the continuity of the urban fabric.
- (f) *Building Configuration*
 - (i) *Public Buildings and Uses*

Public buildings and uses, including, but not limited to, government offices, museums, schools, and libraries serve as focal points and landmarks for the community within PD-TNDs, and should be located on prominent sites. The PD Master Plan shall designate the general location of publicly or privately-owned civic lots for civic buildings and uses, including public monuments or gateways into an ensuing space, as the terminus of street vistas for all major internal streets. In addition, public buildings and uses shall be located fronting on or adjacent to a square, plaza, or village green whenever possible.
 - (ii) *Location and Relationship Between Buildings*

In PD-TNDs, private buildings should be used to define the street edge and the distinction between the public domain of the street and the private space of individual lots. To this end, buildings should have a fairly consistent, narrow setback alignment along the street frontage.
 - (iii) *Relationship Between Building Types*

Buildings in PD-TNDs should be built on a human-scale and designed with a common, harmonious architectural vocabulary and landscaping to lend an intimate and personal feel to the streetscape. The intent should not be to create a uniform appearance, but rather a distinct sense of place.
- (g) *Environmental Protection*

All development in a PD-TND District shall comply with the standards of Section 6.7, *Environmental Protection Standards*, which shall not be reduced as part of the approval of any PD-TND District.
- (h) *Public Facilities*

The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

 - (i) *Potable Water*

The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.

(ii) Wastewater

The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

(iii) Streets

Streets in PD-TNDs should be designed to accommodate the needs of all modes of transportation, including bicycles, and have a strong pedestrian orientation. Traditional neighborhoods usually consist of an interconnected street pattern with short blocks, which provides multiple routes and short walking distances. To contribute to a more dynamic street environment, street travel lanes in PD-TNDs should be narrower than those in conventional developments, sidewalks should be located on both sides of each street and be separated from the curb by street trees, on-street parallel parking should be provided, and, where appropriate, rear lanes for access should be included.

(iv) Stormwater

The PD Master Plan District shall establish the design of a stormwater management system within the PD-TND District in ways that minimize the visual impact of these facilities, while complying with all applicable City standards.

(v) Other

The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-TND District, including but not limited to electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws.

(C) PD-EC: Planned Development – Employment Center District

(1) *Minimum Area*

The PD-EC District shall contain a minimum of 25 acres of land. The City Commission may waive the minimum area requirement based on a finding that creative site planning through designation to a PD-EC District is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

(2) *Uses*

(a) *Generally*

PD-EC Districts are intended to provide for a mix of different employment uses in close proximity to one another. The uses that may be included within the PD-EC

ARTICLE 3: ZONE DISTRICTS

Section 3.5 Planned Development (PD) Districts

District are identified in Table 4.1-1, *Table of Allowed Uses*. Allowed uses are subject to any use regulations applicable to the PD-EC District.

(b) *Medium and High Density Residential*

In addition to employment uses, medium and high density residential uses (see Table 4.1-1, *Table of Allowed Uses*) are allowed in a PD-EC District, but shall not exceed 25% of the entire building square footage of the district. (Single-family detached uses are not allowed in the PD-EC District.)

(c) *Commercial*

Retail sales and service uses are also allowed as accessory uses to the employment uses, as long as they do not exceed five percent of the entire building square footage of the PD-EC District.

(3) Intensities/Densities

The intensities for non-residential development and densities for residential development in the PD Master Plan shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowable in the underlying base zone district being replaced by the PD-EC District.

(4) Dimensional Standards

The dimensional standards of the underlying base zone district in existence prior to the establishment of the PD-EC District shall be incorporated into the PD Master Plan and PD-EC District, unless they are modified in ways that are consistent with the general intent and goals for development of the PD-EC District and the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum Dimensional Requirements*

The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

(b) *Buffers from Adjoining Residential Uses*

All PD-EC Districts shall comply with any applicable standards that require minimum buffers from adjoining residential development or zone districts.

(5) Development Standards

Unless otherwise specifically modified by a PD Master Plan, development in a PD-EC District shall comply with the applicable standards Article 6: *Development Standards*, and Article 7: *Subdivision Standards*. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) *General Development Standards*

Table 3.5-2, *Development Standards Applicable in the PD-EC District*, specifies the development standards applicable to development in the PD-EC District, and the procedure for modifying a development standard.

TABLE 3.5-2: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-EC DISTRICT	
Development Standard	Procedure for Modification [1]
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Landscape/Tree Protection (Section 6.2)	Inclusion in an Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Environmental Protection (Section 6.7)	Modifications prohibited
Certificate of Concurrency Compliance (Section 2.4.11)	
NOTES:	
[1] Development standards shall only be modified in ways that are consistent with the general	

TABLE 3.5-2: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-EC DISTRICT

Development Standard	Procedure for Modification [1]
intent and purpose for the PD-EC District.	

- (b) *Perimeter Buffer Standards*
 In addition to the standards in Table 3.5-2, development in a PD-EC shall comply with the following standards:
 - (i) A landscaped buffer with a minimum width of 50 feet shall be required surrounding the entire PD-EC development. Such buffer areas shall be developed and maintained in accordance with Section 6.2.2(F), *Perimeter Buffers*.
 - (ii) The City Commission may modify the width of the perimeter buffer based on the proposed buffer's ability to mitigate potential adverse impacts on adjacent properties and rights-of-way.
 - (iii) Up to 100% of the perimeter buffer area may be credited towards satisfying the common open space requirements if the City Commission finds that the buffer area substantially meets the locational and design standards for open space established in Section 6.10, *Open Space Standards*.

- (c) *Public Facilities*
 The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:
 - (i) *Potable Water*
 The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.
 - (ii) *Wastewater*
 The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.
 - (iii) *Streets*
 The design of public streets within a PD-EC District shall comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:
 - a. The reduction or modification is necessary as a traffic-calming measure;
 - b. The Master Plan for the PD provides for separation of vehicular, pedestrian, and bicycle traffic;
 - c. Access for emergency service vehicles is not substantially impaired;
 - d. Adequate off-street parking is provided for the uses proposed; and
 - e. Adequate space for public utilities is provided within the right-of-way.
 - (iv) *Stormwater*
 The PD Master Plan District shall establish the design of a stormwater management system within the PD-EC District in ways that minimize the visual impact of these facilities, while complying with all applicable City standards.
 - (v) *Other*

The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-EC District, including but not limited to electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the applicant to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with all relevant laws.

(D) PD-COMM: Planned Development – Commercial District

(1) Minimum Area

A PD-COMM District shall be a minimum of 10 acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-COMM district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

(2) Uses

The uses allowed in the PD-COMM District are identified in Table 4.1-1, *Table of Allowed Uses*. Allowed uses are subject to any use regulations applicable to the PD-COMM district. A mix of retail and office with moderate and higher density residential uses above street levels is encouraged.

(3) Densities/Intensities

The densities for residential development and the intensities for non-residential development for the PD Master Plan and PD-COMM district designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the previously-existing base zoning district being replaced by the PD designation.

(4) Dimensional Standards

The dimensional standards of the underlying base zone district being replaced by the PD-COMM District shall be incorporated into the PD Master Plan and apply to each development area of the PD-COMM District unless they are modified in ways that are consistent with the general intent and goals for development of the PD-COMM District and the scale and character of development in the City. Dimensional standards shall include the following:

(a) Minimum Dimensional Requirements

The minimum lot area, minimum lot width, minimum and maximum setbacks, maximum lot coverage, maximum height for development, and maximum individual building size.

(b) Setbacks from Adjoining Residential Uses

Minimum setbacks from adjacent residential development or zone districts.

(5) Development Standards

Unless otherwise specifically modified by a PD Master Plan, development in a PD-COMM District shall comply with the applicable standards: Article 6: *Development Standards*, and Article 7: *Subdivision Standards*. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) General Development Standards

Table 3.5-3, *Development Standards Applicable in the PD-COMM District*, specifies the development standards applicable to development in the PD-COMM District, and the procedure for modifying a development standard.

TABLE 3.5-3: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-COMM DISTRICT	
Development Standard	Procedure for Modification [1]
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Landscape/Tree Protection (Section 6.2)	Inclusion in an Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Environmental Protection (Section 6.7)	Modifications prohibited
Transportation Mobility and Adequate Public Facilities Requirements (Section 2.4.14)	
NOTES: [1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-COMM District.	

(b) *Public Facilities Standards*

The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

(i) Potable Water

The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.

(ii) Wastewater

The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

(iii) Streets

The PD Master Plan District shall establish the design of public streets within the PD-COMM in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

- a. The reduction or modification is necessary as a traffic-calming measure;
- b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
- c. Access for emergency service vehicles is not substantially impaired;
- d. Adequate off-street parking is provided for the uses proposed; and
- e. Adequate space for public utilities is provided within the right-of-way.

(iv) Stormwater

The PD Master Plan District shall establish the design of a stormwater management system within the PD-COMM in ways that comply with all applicable City standards.

(v) Other

The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-COMM District, including but not limited, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such

features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

3.5.4 Variance – Exemption

Any requested variance from the development conditions or standards in the PD Agreement related to a planned development shall be included as a term of the PD Agreement and exempt from the variance notice requirements and review if the variance request is reviewed by the City Commission at an advertised public hearing regarding the planned development. When variations from these LDRs are considered by the City Commission at an advertised public hearing regarding approval of a PD Agreement, it shall not be necessary for the property owner to file a formal variance application under this code.

SECTION 3.6 CONDITIONAL USES

3.6.1 General

Conditional use permits do not authorize uses that the zoning ordinance does not authorize, nor uses not expressly authorized by the Conditional Use permit. The conditional use permit includes conditions which limit the applicant's authority to use the property. A Conditional Use Permits is not permitted as a matter of right. The approval of the City Commission must be obtained prior to the commencement of any conditional use and further such conditional use may only be located in zoning districts which conditional uses area identified as possible uses of property.

3.6.2 Standards for Approval of Conditional Use Permit

- (A) That the Conditional Use is consistent with the Goals, Objectives and Policies of the Dade City Comprehensive Plan.
- (B) That the Conditional Use is consistent with the Dade City Land Development Code.
- (C) That the Conditional Use will not adversely affect or contribute to the deterioration of quality of life or property values in the immediate neighborhood.
- (D) The Conditional Use is consistent with the character of and existing land use patterns in the surrounding area.
- (E) The Conditional Use will not create or excessively increase traffic or parking congestion or otherwise affect public safety.
- (F) That the site where the Conditional Use is to be located is environmentally suitable for the use, has suitable drainage, access, ingress and egress, off street parking and loading areas.
- (G) The site upon which the Conditional Use is to be located has or will have screening and buffering sufficient to prevent interference with the enjoyment of the surrounding properties.
- (H) That site upon which the Conditional Use is to be located meets the applicable lot and yard areas requirements of the zoning district in which it is located.
- (I) Any existing or proposed lighting will not adversely affect enjoyment of the surrounding properties, or vehicular traffic.
- (J) That the Conditional Use will not otherwise adversely affect the health, safety or welfare of the surrounding community or area.

3.6.3 Additional Conditions and Standards

The City Commission may impose conditions upon the applicant where deemed necessary to protect the health, safety or welfare of the public or where deemed necessary to assure compliance with the above referenced conditions. Such conditions, standards and stipulations shall become part of the written approval and must be conformed to or followed by the applicant and any successor in interest.