

AT THE REQUEST OF THE ENTIRE CITY COMMISSION

ORDINANCE NO. 2018 - 04

AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA AMENDING SECTIONS 2.2.15 LAPSE OF APPROVAL (EXPIRATION); 2.4.3(D) PD ZONE DISTRICT CLASSIFICATION AND PD MASTER PLAN; 2.4.3(E) FINAL PD PLAN; 2.4.11(J) PERIOD OF VALIDITY REGARDING CERTIFICATES OF COMPLIANCE; 2.4.5 VARIANCE PERMITS TO CREATE A NEW SECTION 2.4.5(J) REGARDING VARIANCES FOR PLANNED DEVELOPMENTS; 3.5.1(A)(7) EXPIRATION RELATED TO GENERAL PROVISIONS FOR PLANNED DEVELOPMENT DISTRICTS; 3.5.2(7) PLANNED DEVELOPMENT AGREEMENTS; 3.5.2(8) EXPIRATION; 3.5 PLANNED DEVELOPMENT (PD) DISTRICTS TO CREATE A NEW SECTION 3.5.4 ENTITLED "VARIANCES-EXEMPTION;" 2.4.8 SITE AND CONSTRUCTION PLANS; TABLE 4.1.2 TABLE OF ALLOWABLE USES; 4.3.4(H) SELF SERVICE STORAGE; PROVIDING FOR CONFLICTS; CODIFICATION, SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, the Dade City Land Development Regulations ("LDR") was adopted by Ordinance 2014-06 on August 12, 2014; and

WHEREAS, since adoption of the LDR, City staff has recommended amendment of several sections of the LDC to provide greater clarity and efficiency of administration; and

WHEREAS, the Dade City Planning Board has reviewed the proposed changes and recommends the Dade City Commission adopt the amendments contained herein; and

WHEREAS, adoption of the amendments contained herein is in the best interest of the residents of the City of Dade City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF DADE CITY, FLORIDA, AS FOLLOWS:

SECTION 1. Recitals. The above recitals and "Whereas" clauses are hereby included herein as findings by the Dade City Commission and made a part of this Ordinance.

SECTION 2. Section 2.2.15 entitled "Lapse of Approval (Expiration)" in Article 2 entitled "Administration" is hereby amended to read as follows:

Section 2.2.15 Lapse of Approval (Expiration)

(A) General

Lapse of approval (also referred to as “expiration”) shall occur as provided by these LDRs for the various types of development permits. If no provision for lapse is given or otherwise authorized by these LDRs for a particular type of development permit, and if no lapse period is imposed as part of an approval by the decision-making body, lapse shall occur if development is not commenced or a subsequent development permit is not obtained within one (1) year.

SECTION 3. Section 2.4.3(D) entitled “PD Zone District Classification and PD Master Plan” in Article 2 entitled “Administration” is hereby amended to read as follows:

(D) PD Zone District Classification ~~and PD Master Plan~~

1) Procedure

(a) *General*

A PD zone district classification shall constitute a Site-Specific Amendment to the Official Zoning Map (~~Rezone~~) ~~(subject to findings by the City Commission satisfying the standards contained in Section 2.4.2(E). Development standards for a PD zone district classification shall be identified in a PD Master Plan and PD Agreement. It shall be controlled by a PD Master Plan and PD Agreement. The procedure requires~~ Following approval by the City Commission of a PD zone district classification ordinance and the PD Agreement containing the PD Master Plan, a PD Master Plan, and PD Agreement. and then a Subdivision or Site Plan and Construction Plan must be approved by the Development Review Committee as provided in Sections 2.4.7 or 2.4.8, as applicable. Final PD Plan. Subsequent to approval of a PD zone district classification, PD Master Plan and PD Agreement, an approved Site Plan shall be considered as the Final PD Plan for the portion of the planned development subject to the Site Plan. Variances or variations from the development standards set forth in PD Agreement shall be approved by the City Commission during the public hearing. When variations from PD Agreement are reviewed and approved by the City Commission at a public hearing, it shall not be necessary for the property owner to file a formal variance application under this LDR.

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(2) Planned Development Standards

A PD zone district classification, PD Master Plan, and PD Agreement shall comply with the standards criteria in Section 2.4.2(E), *Standards for Site Specific Amendments to Official Zoning Map*, and the standards requirements for PD districts in Section 3.5. 2.4.3 Planned Development (PD) Districts.

(3) PD Agreement

Concurrent with the approval of the adopting ordinance, the City and the applicant shall agree to a PD Agreement which, t, and the PD Master Plan, PD Terms and Conditions shall be established binding the planned development to any conditions placed in the adopting ordinance and the PD Master Plan. The PD Agreement shall include, but is not limited to:

- (a) *PD Master Plan*
~~The PD Master Plan~~

- (b) *Conditions*
Conditions related to the approval of the PD Master Plan.
- (c) *Provisions Governing Public Facilities*
Provisions governing how transportation, potable water, wastewater, storm water management, park, and other public facilities will be provided to accommodate the development proposed in the PD Master Plan
- (d) *Provisions Related to Environmental Protection*
Standards, conditions, or other provisions related to protection of light, water, air, wildlife, vegetation, wetlands, and the natural functioning of the environment.
- (e) *Other Provisions Related to Future Development of PD*
Standards, conditions, or other provisions related to future applications for development permit, or responsibilities of the landowners within the PD Master Plan
- (f) Expiration Provisions
Certain planned development projects may require additional time for completion, which may be extended by a term of the PD Agreement, notwithstanding any provisions to the contrary in this LDR, including but not limited to an extension needed as a result of a concurrency study.
- (g) The PD Agreement may be assigned by amendment to the PD Agreement with at least a thirty (30) day notice to the City and by consent of the City Commission at a public hearing.
- (h) Schedule for achieving compliance with level of service standards and completion of the project
- (i) Posting of the site at least ten (10) days prior to any public hearing by the City Commission for any proposed amendments to performance standards or conditions contained in the adopted PD Agreement.

(7) *Expiration*

(a) *General*

Unless otherwise provided in the PD Agreement, the approval of the adopting ordinance for a PD zone district classification, the PD Master Plan, and the PD Agreement shall expire unless an application for a Subdivision or Site and Construction Plans Final PD Plan for any part or section of the plan for development shown on the PD Master Plan is submitted within two (2) years of approval. Such time period shall not be may be extended with transfer of ownership with the consent of the City Commission subject to the provisions of Section 2.4.3(D)(7)(b) of these LDR's.

(b) *Extension*

(i) Unless otherwise provided in the PD Agreement, upon written application submitted by the property owner or applicant at least thirty (30) days prior to the expiration of the two (2) year period, permit period by the applicant, and upon a showing of good cause, the City Commission may grant an extension not to exceed six (6) months for the submission of a Subdivision or Site and Construction Plans Final PD Plan. The approval shall be deemed extended until the City Commission has acted upon the request for extension.

(ii) If the Subdivision or Site and Construction Plans PD Final Plan is not submitted within the time established in the extension, the City Commission, prior to the time the extension will expire, shall determine if either one (1) additional six (6) month extension be granted, for good cause, or the land be

rezoned to its prior zone district classification. Any extensions to the PD Agreement shall be requested by the developer.

(c) Expiration

Unless otherwise provided in the PD Agreement, failure to submit a Subdivision or Site and Construction Plans Final PD Plan within the time limits established by this section shall result in expiration of the PD zone district classification, the PD Master Plan, and the PD Agreement, and the prior zone district classification shall thereupon be re-established.

SECTION 4. Section 2.4.3(E) entitled “Final PD Plan” in Article 2 entitled “Administration” is hereby amended to read as follows:

(E) Final PD Plan-Completion of PD Development

(1) Notwithstanding any terms and conditions to the contrary in the PD Agreement, the PD development shall be completed after a land use inspection is performed by the Community Development Director or designee for compliance with the PD Agreement.

(1) Submittal of PD Final Plan

~~Within one (1) year of the approval of a PD zone district classification, PD Master Plan, and PD Agreement, the applicant shall submit a PD Final Plan for any part or section of the plan for development shown in the PD Master Plan. If the PD Final Plan is not submitted within two (2) years, the PD zone district classification, PD Master Plan, and PD Agreement shall expire and be void, and the land shall revert back to its original zone district classification. The PD Final Plan shall implement the PD Master Plan. For the purposes of these LDRs, the PD Final Plan shall mean either Site Plans or Major Subdivision Preliminary Plan approval, whichever is appropriate.~~

(2) Standards

~~In addition to complying with the relevant standards for Site Plans or Major Subdivision Preliminary Plan whichever is appropriate, the PD Final Plan shall also conform to the PD Master Plan and the PD Agreement.~~

(3) Expiration

~~If the initial PD Final Plan expires in accordance with the expiration provisions for Site Plans or Major Subdivision Preliminary Plan (whichever is appropriate), the PD zoned district classification, PD Master Plan, and PD Agreement shall expire and be void and the land shall revert back to its original zone district classification.~~

SECTION 5. Section 2.4.11(J) entitled “Period of Validity” regarding Certificates of Concurrency Compliance in Section 2.4.11 contained in Article 2 entitled “Administration” is hereby amended to read as follows:

(J) Period of Validity

(1) Certificate of Level of Service Standard

(a) For all land development projects other than a phased subdivision or planned development a Certificate of Level of Service Standard is valid for 180 days from the date of assessment by the Community Development Director.

(b) For projects associated with a phased subdivision or planned development (PD), the Certificate of Level of Service Standard may be issued for time periods established by the phasing schedule of the subdivision or PD Master Plan, provided that the applicant demonstrates that LOS standards can be met for the time frames established. In no instance may the Certificate of Level of Service Standard for a PD or subdivision be valid for greater than a ten-year time frame or a time period established in a concurrency study provided and included as a term in a PD Agreement.

SECTION 6. A new Section 2.4.5(J) is hereby created to and added to Section 2.4.5 entitled “Variance Permits” read as follows:

Any request for a variance that is needed to approve or modify a planned development application or PD Agreement shall be exempt from the variance notice requirements 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 a planned development, it shall not be necessary for the property owner to file a formal variance application under this LDR.

SECTION 7. Subsection (7) of Section 3.5.1(A) entitled “Expiration” related to General Provisions for Planned Development Districts in Article 3 entitled “Zone Districts” is hereby deleted in its entirety:

~~(7) **Expiration** If substantial completion has not occurred within two years of the PD approval, the property(ies) revert back to the zoning district assigned to it prior to the PD zone assignment.~~

SECTION 8. Section 3.5.2(7) entitled “Planned Development Agreement” in Article 3 entitled “Zone Districts” is hereby amended to read as follows:

(7) 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).

~~(a) The PD Master Plan including any PD Standards.~~

~~(b) Conditions related to the approval of the PD Master Plan.~~

~~(c) Conditions related to the form and design of development in the PD.~~

~~(d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.~~

~~(e) Provisions related to environmental protection and monitoring.~~

~~(f) Provisions addressing transportation mobility requirements.~~

~~(g) Any other provision the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.~~

SECTION 9. Section 3.5.2(8) entitled “Expiration” in Article 3 entitled “Zone Districts” is hereby amended to delete the subsection in its entirety as follows:

~~**(8) Expiration**~~

~~(a) Generally. The approval of the adopting ordinance for a PD zone district classification, the PD Master Plan and the PD Agreement shall expire unless an application for final PD plan (plat) for any part of section of the plan for development shown on the PD Master Plan is submitted within one year of approval. Such time period shall not be extended with the transfer of ownership.~~

~~(b) Extension.~~

~~(i) Upon written application submitted at least 30 days prior to the expiration for the permit period by the applicant and upon showing of good cause, the City Commission may grant an extension not to exceed one year for the submission of a final PD plan. The approval shall not be deemed extended until the City Commission has acted upon the request for extension.~~

~~(ii) If the PD final plan is not submitted within the time established in the extension, the City Commission, prior to the time the extension will expire, shall determine if either one additional year extension be granted for the good cause or the land shall revert back to its previous zoning district classification.~~

~~(c) Expiration. Failure to submit a final PD Plan with the time limits established by this section shall result in expiration of the PD Zoning District, the PD Master Plan and the PD Agreement and the prior zone district classification shall thereupon be reestablished.~~

SECTION 10. A new Section 3.5.4 is hereby created to be entitled “Variance – Exemption” and added to Section 3.5 entitled PLANNED DEVELOPMENT (PD) DISTRICTS to read as follows:

Any requested variance from the development conditions or standards in 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 LDR.

SECTION 11. Section 2.4.8 of Article 2 of the LDR entitled “Site and Construction Plans” is amended to read as follows:

2.4.8 Site and Construction Plans

(A) Purpose

Site and Construction Plan review is required to ensure that the layout and general design of proposed development is compatible with surrounding uses, complies with:

Article 6: *Development Standards*, Article 7: *Subdivision Standards*; and all other appropriate provisions of these LDRs and is consistent with the City’s adopted comprehensive plan.

(B) Applicability

All development, unless exempted in accordance with Section 2.4. 8(C), *Exemptions*, shall be required to have Site and Construction Plans approved in accordance with this section prior to issuance of a Building Permit.

(C) Exemptions

The following development shall be exempted from the requirements of this section (but is not exempted from Section 2.4. 12, *Certificate of LDR Compliance*, or the need to obtain a Building Permit):

(1) ***Single-Family Development***

Single-family development on a single lot.

(2) ***Two-to Four-Family Development***

Two- to four-family dwelling development on a single lot.

(3) ***Internal Construction***

Internal construction that does not increase gross floor area, increase the intensity of use, or affect the requirements of these LDRs or is consistent with an approved site plan.

(4) ***Residential Subdivisions***

Minor or single-family residential subdivisions and two-to-four family dwelling subdivisions.

(5) ***Additions to existing Commercial Development***

De minimus development on existing developed commercial or industrial sites where an accessory building is to be constructed for storage and the accessory building is not greater than 300 ft².

SECTION 12. Table 4.1.2 entitled “Table of Allowed Uses” in Article 4 entitled “Use Regulations” is amended to read as follows:

USE CATEGORY	USE TYPE	RESIDENTIAL							BUSINESS						PLANNED DEVELOPMENT				Use Specific Standards Sec. 4.3	
		O U A	R S 1	R S 2	R S 3	R G 1	R G 2	R I O	R I O	C N	C B D	C G	C H	I L W	I H	C O M M	R	T N D		E C
RESIDENTIAL USES																				
Household Living	Dwelling, Live/work	P							P	P	C			P	P	A	A	A	A	-
	Dwelling, manufactured home																A	A		Section 4.3.1(A)(1) and (2)
	Dwelling, mobile home												C							Section 4.3.1(A)(1)
	Dwelling, multiple-family					P	P		P			P	P			A	A	A	A	Section 4.3.1(A)(3)

USE CATEGORY	USE TYPE	RESIDENTIAL						BUSINESS						PLANNED DEVELOPMENT				Use Specific Standards Sec. 4.3			
		O U A	R S 1	R S 2	R S 3	R G 1	R G 2	R I O	R J O	N Z	C B D	C G	C H	I L W	I H	C O M M	R		T N D	E C	
	Dwelling, single-family attached					P	P	P				C	P	P			A	A	A	Section 4.3.1(A)(3)	
	Dwelling, single-family detached	P	P	P	P	P	P					P						A	A	Section 4.3.1(A)(4)	
	Dwelling, townhouse			C	C	P	P	P			C		P				A	A	A	Section 4.3.1(A)(3)	
	Dwelling, two- to four-family				C	P	P	P									A	A	A	Section 4.3.1(A)(3)	
	Mobile home park												C					A		Section 4.3.1(A)(1)	
	Upper story dwelling								P		P						A	A	A	A	-
Group Living	Co-housing	C																		Section 4.3.1(B)(1)	
	Community residential home (6 or fewer residents)		P	P	P	P	P	P	P									A	A	Section 4.3.1(B)(2) (b)	
	Community residential home (7-14 residents)				C	C	C	P		C										Section 4.3.1(B)(2) (c)	
	Dormitory										C	P	P	C					A	A	Section 4.3.1(B)(3)
	Group home (15 or more residents)					C	C	C		C		P							A		-
PUBLIC AND INSTITUTIONAL USES																					
Community Services/facilities	Community center	C			C	C	C	C			P	P	P				A	A	A	Section 4.3.2(A)	
	Cultural facility	C									P	P	P	P	P	P	A	A	A	A	Section 4.3.2(A)
	Library					C	C	P		P	P	P	P				A	A	A	A	Section 4.3.2(A)
	Private social or fraternal clubs – not for profit only	C				C	C	C			C	C	P	P	P	P				A	-
	Senior center					C	C	P		C	P	P	P				A	A	A		Section 4.3.2(A)
	Youth club facility	C				C	C	P		P	P	C	P				A	A	A		Section 4.3.2(A)
	Community Gardens	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	
Day Care	Adult care center					C	C	P		C	C	C	C				A	A	A	A	-
	Child care center					C	C	P		P	P	C	P				A	A	A	A	Section 4.3.2(B)(1)
	Day care home (up to and including 6 persons)		P	P	P	P	P	P		C	P		P					A			-
Educational Facilities	College or university	C						P		C			P	P	P		A	A	A	A	-
	School	P	P	P	P	P	P	P					P				A	A	A		Section 4.3.2(C)(1)
	Vocational school	P						P		C	P		P	P	P	P	A	A	A	A	Section 4.3.2(C)(1)
Government Facilities	Government maintenance, storage, and distribution facility	P						P				C	P	P	P		A			A	Section 4.3.2(D)
	Government office	P						P		P		P	P	P	P		A		A	A	Section 4.3.2(D)

USE CATEGORY	USE TYPE	RESIDENTIAL						BUSINESS						PLANNED DEVELOPMENT				Use Specific Standards Sec. 4.3	
		O U A	R S 1	R S 2	R S 3	R G 1	R G 2	R I O	R I O	C N	C B D	C G	C H	I L W	I H	C O M M	R		T N D
	Post office						P	P	P	P	P	P	P		A	A	A	A	Section 4.3.2(D)
Health Care Facilities	Blood collection facility						C	P				P	P	P	A			A	-
	Hospital						C	P			P		P		A			A	Section 4.3.2(E)(1)
	Medical and dental clinic						P	P	C	P	P	P			A			A	-
	Medical and dental lab						C	P				P	P	P	A			A	-
	Outpatient facility						C	P	C		P	P			A			A	Section 4.3.2(E)(2)
Institutions	Assisted living facility				C		C	C		P				A	A	A	A	-	
	Auditorium						C		C	P	P	C	P	A			A	Section 4.3.2(F)(1)	
	Convention center	C					C		C	C	P	C	C	A			A	Section 4.3.2(F)(1)	
	Drug and alcohol treatment facility						C	P											-
	Nursing home						C	P		P	P				A		A		-
	Psychiatric treatment facility							P			P	P			A				-
	Churches and religious institution, with seating capacity less than 200 in sanctuary or main activity area		C	C	C	P	P	P	P	P	C	P	P	P	A	A	A	A	Section 4.3.2(F)(2)
	Churches and religious institution, with seating capacity of 200 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities		C	C	C	C	C	C	C	C		P	P	P	A	A	A	A	Section 4.3.2(F)(2)
Parks and Open Areas	Arboretum	C						P	P	P	P	P		A	A	A	A		-
	Botanical garden	P	P	P	P	P	P		P	P	P	P		A	A	A	A		-
	New Cemetery, columbaria, mausoleum	C	C	C	C	C	C	C											-
	Community garden	P	P	P	P	P	P	P	P	P						A	A	A	-
	Golf course, public/Country Clubs	C	C	C	C	C	C								A	A	A	A	-
	Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	-
	Public square					C	C	P	P	P	P	P	P	P	A	A	A	A	-
	Recreational trail	P	P	P	P	P	P	P	P	P		P	P	P	A	A	A	A	-
	Resource-based recreation uses, passive recreation	P	P	P	P	P	P	P	P	P					A	A	A	A	-
	Resource-based recreation uses, active recreation	P						C							A	A	A	A	-

USE CATEGORY	USE TYPE	RESIDENTIAL						BUSINESS						PLANNED DEVELOPMENT				Use Specific Standards Sec. 4.3			
		O U A	R S 1	R S 2	R S 3	R G 1	R G 2	R I O	R I O	C N	C B D	C G	C H	I L W	I H	C O M M	R		T N D	E C	
Public Safety	Fire and EMS	P				C	C	P		P	P	C	P	P	P		A	A	A	A	Section 4.3.2(G)
	Police station	P				C	C	P		P	P	P	P	P	P		A	A	A	A	Section 4.3.2(G)
	Sub-station for fire and city police	P		P	P	P	P	P		P	P	P	P	P	P		A	A	A	A	Section 4.3.2(G)
Transportation	Airport	C													C				A	-	
	Airplane landing strip	C												C	C	A	A		A	Section 4.3.2(H)(1)	
	Helicopter landing facilities	C						C					C	C	A			A	Section 4.3.2(H)(2)		
	Passenger terminal, surface transportation									C	C	P	P	P	P	A				-	
Utilities	Wireless Communication tower and/or antenna, freestanding (new)	P						C		C		C	P	P	P	A	A	A	A	Section 4.3.2(I)(1)	
	Wireless Communication antenna, Collocation on existing tower	P		P	P	P	P	P		P	P		P	P	P	A	A	A	A	Section 4.3.2(I)(1)	
	Wireless Communication antenna, placement on existing building	P		P	P	P	P	P		P	P		P	P	P	A	A	A	A	Section 4.3.2(I)(1)	
	Railroad right-of-way	P	P	P	P	P	P	P		P	P	P	P	P	P	A	A	A	A	-	
	Utility, major		C	C	C	C	C	C				C	C	C	C	A	A	A	A	Section 4.3.2(I)(3)	
	Utility, minor		P	P	P	P	P	P		P	P	P	P	P	P	A	A	A	A	Section 4.3.2(I)(4)	
AGRICULTURAL USES																					
Agriculture	Citrus Groves	P	P	P	P	P	P			P	P	P	P	P	P		A	A		-	
Animal husbandry	General use category	C																		-	
Horticulture	General use category																			-	
Agriculture Support and Services (Directly Related)	Agricultural processing	C													P					Section 4.3.3 (A)(1) and (2)	
	Agri-education	C																		Section 4.3.3 (A)(1)	
	Agri-entertainment	C																		Section 4.3.3 (A)(1)	
	Custom operator	A													P					Section 4.3.3 (A)(1)	
	Direct market business for sale of products produced on site, including but not limited to produce stands or PYO (pick-your-own) establishments	P																			Section 4.3.3 (A)(1) and (3)
	Equestrian facility	P												C	C						Section 4.3.3 (A)(1)
	Farm co-op	C																			Section 4.3.3 (A)(1)

USE CATEGORY	USE TYPE	O U A	RESIDENTIAL						BUSINESS						PLANNED DEVELOPMENT				Use Specific Standards Sec. 4.3				
			R S 1	R S 2	R S 3	R G 1	R G 2	R I O	R T O	C N	C B D	C G	C H	I L W	I H	C O M M	R	T N D		E C			
	Farm machinery repair	C													P	P					Section 4.3.3 (A)(1)		
	Farm market	C															A				Section 4.3.3 (A)(1)		
	Farm produce stand	P															A				Section 4.3.3 (A)(1) and (3)		
	Feedlot (for on-going, on-site animal husbandry activities)	P																			Section 4.3.3 (A)(1)		
	Nursery, commercial	P													P	P	A				Section 4.3.3 (A)(1) and (4)		
	Nursery, production	P												P							Section 4.3.3 (A)(1) and (4)		
	Pet farm	C																			Section 4.3.3 (A)(1)		
	Sawmill	C														P					Section 4.3.3 (A)(1) and (5)		
	Stable	P																			Section 4.3.3 (A)(1) and (6)		
Agriculture Support and Services (Not Directly Related)	Agricultural research facility	P													P	P					Section 4.3.3 (B)(1)		
	Animal care business														P	P					-		
	Auction arena for livestock	C														C	P					-	
	Central farm distribution hub for agricultural products	C														P	P					Section 4.3.3 (B)(1)	
	Equestrian facility/stable	P																			Section 4.3.3 (B)(2)		
	Fair grounds	P															C				-		
	Farm machinery repair	C													P	P	P					-	
	Farm machinery sales, rental, and service															P	P	A				-	
	Mining	C																					
Animal Sales, Service and Care	Animal hospital														P	P					Section 4.3.3 (C)(1)		
	Animal shelter														P	P					Section 4.3.3 (C)(2)		
	Animal grooming													P	P	P	A				-		
	Kennel, indoor														C	P		C	P		Section 4.3.3 (C)(3)		
	Kennel, outdoor	P													P	P	P	P	A				Section 4.3.3 (C)(4)
	Veterinary clinic														P	P	P	P	A				Section 4.3.3 (C)(5)
BUSINESS																							

USE CATEGORY	USE TYPE	RESIDENTIAL						BUSINESS						PLANNED DEVELOPMENT				Use Specific Standards Sec. 4.3		
		O U A	R S 1	R S 2	R S 3	R G 1	R G 2	R I O	R H O	C N	C B D	C C	C H	J L W	I H	C O M	R		T N D	E C
Eating Establishments	Ice cream shop								P	P	P	P	P			A	A			-
	Restaurant, indoor seating only								P	P	P	P	P	P		A	A		A	
	Restaurant, with outdoor seating									P	P	P	C	C		A	A		A	Section 4.3.4(A)(1)
	Restaurant, with drive-through or drive-in service											P	P	C		A			A	Section 4.3.4(A)(2)
	Specialty eating establishment								P	P	P	P	P	C	C	A	A		A	-
Conference and Training Centers	Conference center	C					P			P	P	P	P	P	A				A	Section 4.3.4(B)(1)
	Rural agricultural corporate retreat	C																		Section 4.3.4(B)(2)
Industrial Services	Building, heating, plumbing, or electrical contractors										P			P	P	A				-
	Electric motor repair													P	P					Section 4.3.4(C)(1)
	Fuel oil distributor														P					-
	General industrial service										P	P	P	P	P				A	-
	Heavy equipment sales, rental, or repair													P	P	P				Section 4.3.4(C)(2)
	Laundry, dry cleaning, and carpet cleaning facilities										C	P	P						A	Section 4.3.4(C)(3)
	Machine shop											P	P	P	P					Section 4.3.4(C)(1)
	Repair of scientific or professional instruments											P	P	P	P	A			A	-
	Tool repair											P	P	P	P					Section 4.3.4(C)(1)
Manufacturing and Production	Manufacturing, heavy ¹														P					Section 4.3.4(D)(1)
	Manufacturing, light											P	P	P	P	A			A	-
	Asphalt/concrete batch plant														C					Section 4.3.4(D)(1)
Offices	Business services						P		P	P	P	P	P	C	P	A			A	-
	Financial services						P		P	P	P	P	P			A			A	-
	Professional services						P		P	P	P	P			P	A			A	-
	Medical Services						P		P	P	P	P				A			A	-
	Sales								P		P	P	P	P	P	A			A	-
Parking, Commercial	Parking lot										P	P	P	P	P	A	A		A	Section 4.3.4(E)(1)
	Parking structure										P	P	P	P	P	A	A		A	Section 4.3.4(E)(2)

USE CATEGORY	USE TYPE	RESIDENTIAL						BUSINESS						PLANNED DEVELOPMENT				Use Specific Standards Sec. 4.3	
		O U A	R S 1	R S 2	R S 3	R G 1	R G 2	R I O	R I O	C N	C B D	C G	C H	J L W	H	C O M M	R		T N D
Recreation/ Entertainment, Indoor	Commercial recreation, indoor									P	P	P	P	P	A	A		A	-
	Neighborhood recreation center			C	C					P					A	A	A		-
	Private club or lodge with seating capacity of less than 300 in main activity area	C	C	C	P	P	P		P	P	P	P	P		A	A	A	A	-
	Private club or lodge, with seating capacity of 300 or greater in main activity area	C				C	C		C	C	P	P	P	P	A	A	A	A	-
	Theater									C	P	P	P	P	A			A	-
Recreation/ Entertainment, Outdoor	Archery range	C											P						-
	Arena, amphitheater, auditorium, or stadium	C								C	C	C	C	C	A	A	A	A	Section 4.3.4(F)(1)
	Commercial recreation, outdoor												P		A			A	-
	Golf course, private	C		P	P	P	P							P		A	A	A	-
Retail Sales and Services	Auction house											P	P	P	A				Section 4.3.4(G)
	Bar, nightclub, or cocktail lounge									C	P	P	P		A				Section 4.3.4(G)(1)
	Convenience store									P		C	P	C	A	A			Section 4.3.4(G)(2)
	Department or discount store										P	P	P		A				Section 4.3.4(G)
	Drug store or pharmacy (stand-alone)										P	P	P		A				Section 4.3.4(G)(3)
	Crematory												C	P	P			A	Section 4.3.4(G)
	Entertainment establishment										P	P	P		A				Section 4.3.4(G)
	Financial institution						P		C	P	P	P	P	P	A	A		A	Section 4.3.4(G)(4)
	Funeral home						P		C	P	P	P	P		A				Section 4.3.4(G)
	General media store										P	P	P		A	A			Section 4.3.4(G)
	Liquor store									C	P	P	P		A				Section 4.3.4(G)
	Laundromat											P	P		A				Section 4.3.4(G)(5)
	Pharmacy									P	P	P	P	P					
	Personal services establishment						P			P	P	P	P		A				Section 4.3.4(G)(6)
	Repair establishment									C	P	P	P		A				Section 4.3.4(G)
	Sales establishment									C	P	P	P		A	A			Section 4.3.4(G)
Large-scale Retail Establishments ≥20,000 sf but <80,000sf												P	P	A				Section 4.3.4(G)(7)	

USE CATEGORY	USE TYPE	RESIDENTIAL						BUSINESS						PLANNED DEVELOPMENT				Use Specific Standards Sec. 4.3						
		O U A	R S 1	R S 2	R S 3	R G 1	R G 2	R I O	R T O	C N	C B D	C G	C H	I L W	I H	C O M M	R		T N D	E C				
	Warehouse (storage)													C	P	P	A					Section 4.3.4(L)(1)		
	Outdoor Storage (as a principal use)														C	P							Section 4.3.4(L)(2)	
Waste-Related Services	Energy recovery plant	C														C							-	
	Hazardous waste collection sites	C														C								-
	Incinerator	C														C								-
	Landfill	C														C								-
																								-
	Recycling drop-off center	C													C	C	C	A		A	A			Section 4.3.4(M)(1)
	Recycling and salvage center	C														C	P							Section 4.3.4(M)(2)
	Salvage and junkyard	C														C	C							Section 4.3.4(M)(3)
	Tire disposal or recycling	C															C							Section 4.3.4(M)(3)
	Waste composting	C															C	C						-
Wholesale sales	All uses													P	P	P	P							-

SECTION 13. Section 4.3.4(H) entitled “Self Service Storage” in Article 4 entitled “Use Regulations” is amended to read as follows:

4.3.4 (H) Self Service Storage

Self-service storage shall comply with the following standards:

(1) Commercial Uses Permitted On Site

The only commercial uses permitted on site shall be the rental of storage bays and the pickup and deposit of goods or property in storage bays. Storage bays shall not be used to manufacture, fabricate or process goods; service or repair vehicles, small engines or electrical equipment, or to conduct similar repair activities; conduct garage sales or retail sales of any kind; or conduct any other commercial, industrial, or recreational activity on the site. Self-service storage is permitted as an adaptive reuse of existing building located in a CG, Commercial General zoning district. No stand-alone self-storage centers are permitted in the CG, Commercial General zoning district.

SECTION 14. Conflicts. All ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 15. Codification. This ordinance shall be incorporated into the Dade City Land Development Code. Any section, paragraph number, letter and/or any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical and similar or like errors may be corrected, and additions, alterations, and omissions not affecting the construction or meaning of this ordinance and the City Code may be freely made.

SECTION 16. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

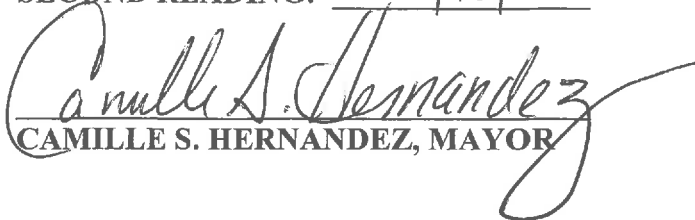
SECTION 17. Effective Date. This Ordinance shall become effective immediately upon its final adoption.

Adopted by the City Commission at duly advertised public hearings after first reading and introduction on the 9th day of January 2018, and second reading and adoption on the 13 day of February 2018.

PASSED AND ADOPTED THIS 13 DAY OF February, 2018.

FIRST READING: 1/23/18

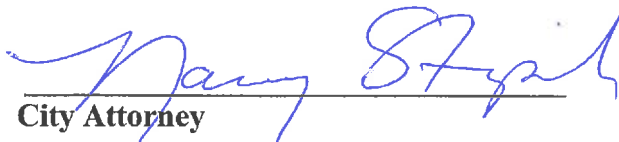
SECOND READING: 2/13/18


CAMILLE S. HERNANDEZ, MAYOR

ATTEST:


ANGELIA GUY, CITY CLERK

Approved as to form:


City Attorney