

Sec. 3-5 LAND USE REGULATIONS

3-5.1 Purpose

In order to promote consistency with the goals, objectives, and policies of the Comprehensive Plan and this Code, it is necessary and proper to establish a series of land use districts to ensure that the City can: preserve, promote, protect and improve the public health, safety, comfort, good order, appearance, and general welfare; provide adequate and efficient public facilities and services; conserve and protect natural resources; and, ensure the compatibility as adjacent land uses.

3-5.2 Applicability

All development within each land use district as described in subsection 3-5.3 shall be consistent with the stated purposes and allowable uses as set forth in this Section. Unless otherwise exempted or waived, the development standards prescribed in this Code shall apply as appropriate to development within each land use district.

3-5.3 Land Use Districts

The following land use districts or abbreviations as established in the future land use element of the Comprehensive Plan shall be used for purposes of implementing this Section:

1. Residential Low-Density (RLD);
2. Mixed Use (MU);
3. General Commercial (GC);
4. Industrial
5. Recreation (REC);
6. Conservation (CON); and
7. Public/Institutional (P/I)

3-5.4 Official Land Use Map

1. Land Use Map Established
The boundaries and designations of land use districts specified in section 3-5.3 shall be as described or depicted in the future land use element of the Comprehensive Plan, or amendments thereto, and as shown on the map entitled "Official Land Use Map of the City of Springfield, Florida" which shall further be identified by the signatures of the City Commission and attested to by the City Clerk. Such map shall be on file in the office of the

City Clerk and shall be available for inspection by all interested parties during normal working hours.

2. Interpretation of Districts or Boundaries

Where, due to the scale, lack of detail or legibility of the Official Land Use map, the boundary line of any district is uncertain or questionable, the City Clerk shall determine its location. Any person aggrieved by the location of a boundary line as determined by the City Clerk may appeal the determination to the City Commission. The City Clerk and the City Commission shall apply the following standards in determining the location of a district boundary line;

- a. Land use district boundary lines are intended to follow lot lines, or be parallel or perpendicular thereto, or along the center lines of alleys, streets, rights-of-way or watercourses unless such boundary lines are fixed by dimensions on the land use map.
- b. Where the land use map indicates a district boundary line along or following a lot line, the lot line shall be the boundary line.
- c. Where a land use district boundary line divides a tract or plot of land of the boundary line, unless indicated by dimensions on the land use map, shall be determined by the use of the map scale shown thereon.
- d. If, after the application for the foregoing rules, uncertainty still exists as to the exact location of a land use district boundary line, any determination of the boundary line shall give due consideration to the history of the uses of property and the history of building permits, and all other relevant facts.

3-5.5 District Purposes and Allowable Uses

1. Residential Low-Density (RLD)

a. Purpose

The purpose of this district is to provide areas for preservation or development of low-density neighborhoods consisting of single-family dwelling units on individual lots.

b. Allowable Uses

The following uses are allowed as of right in the residential low-density district, all other uses are prohibited:

- Single-family detached residential dwellings;
- Neighborhood parks;
- Accessory uses as provided in subsection 3-5.8 of this Code;
- Public service or utility structures;
- Home office of convenience;
- Signs as provided for and set forth in Article IV of this Code;

c. Conditional Uses

The following uses may be permitted in the residential low-density district subject to the following conditions:

- Duplex, triplex, or quadraplex attached residential dwellings provided written permission is obtained from all adjacent property owners.
- Public/Institutional uses (except for those including maintenance yards, repair shops, fabricating yards or other similar activities) provided the performance standards set forth in subsection 3-5.7 are met.
- Community residential homes (defined as a dwelling which provides a living environment for 7 to 14 unrelated clients of HRS including disables or handicapped persons, nondangerous mentally ill persons or children) shall be allowed when 6 or fewer residents are located in a single-family, noncommercial, residential dwelling provided that such homes are not located within 1,000 feet of one another and when the location of such homes do not substantially alter the nature character of the area.
- Single-family detached DCA approved manufactured home designed as a RDMH structure.

2. Mixed Use (MU)

a. Purpose

The purpose of this district is to provide areas for medium density residential development and low intensity commercial development. The mixed use concept is specifically intended to provide flexibility in the planning and permitting process by allowing a range of land uses within one district. Emphasis is on performance mitigation such as landscaping, fencing, lighting, noise standards, etc. to promote compatibility among land uses while also providing property owners with a range of options for use of their property.

b. Allowable Uses

The following uses are allowed as of right in the mixed use district, all other uses are prohibited:

- All uses and conditional uses as allowed in the residential low-density district;
- Medium-density attached residential dwellings, including apartments, townhouses and condominiums;
- Single-family detached HUD approved manufactured home, (SDMH) or DCA approved manufactured home for replacement and new installation.
- New construction of mobile home parks are no longer permitted.
- Community parks;
- Public/Institutional uses;
- Public service and utilities;
- Private recreation uses; and
- Signs as provided for and set forth in Article IV of this Code.

c. Conditional Uses

The following uses may be permitted in the mixed use district provided the performance standards specified in subsection 3-5.5 and 3-5.7 are met with the following additions:

The following uses may be permitted in Mixed Use (MU) districts, subject to the conditions hereinafter set forth. Other conditions may be imposed by the City Commission to further the purposes of the Mixed Use District.

(1.) Manufactured Home Subdivisions.

(2.) Existing Mobile home parks and subdivisions are hereby declared to be non-conforming use and will not be required to conform to standards and requirements of this Code for manufactured home subdivisions except in all expansions and additions. All replacements and new installations of manufactured homes inside existing mobile home parks must be with HUD or DCA certified homes.

All commercial development required to have an occupational license pursuant to City Ordinance 182 **EXCEPT:**

Automobile Salvage	Gravel and Sand Yards
Animal Boarding	Foundries
Asphalt Dealers	Manufacturing (all categories)
Barrel Factories	Oil Canning Plant
Boat Building	Petroleum, Gas, Liquefied
Boathouses	Sausage Manufacturers
Bowling Alleys	Saw or Planning Mill
Brick or Stone Dealers	Shooting Galleries
Building Supply Yards	Theatre
Bus or Freight Terminals	Vulcanizers
Coal Yards	Warehouses
Contractor Storage Yards	Wood Yards
Creosoting Plants	
Fire and Wreck Sales	
Flea Market	

3. General Commercial (GC)

a. Purpose

The purpose of this district is to provide areas for high intensity commercial development including high intensity commercial development including retail sales and services, wholesale sales, shopping centers, office complexes and other compatible land uses.

b. Allowable Uses

The following uses are allowed as of right in the general commercial district, all other uses are prohibited:

- Medium-density attached residential dwellings;
- All non-manufacturing commercial activities eligible to obtain a valid occupational license from the City;
- Shopping Centers;
- Public and Private recreation Facilities;
- Office Buildings/Complexes;
- Public/Institutional uses;
- Public Services and Utilities
- Signs as provided for and set forth in Article IV of this Code.

c. Conditional Uses

The following uses may be permitted in the general commercial district subject to the hereinafter set forth, or any other conditions as may be set forth in a development order rule, or ordinance:

Duplex, triplex and quadraplex residential dwellings provided that adjacent commercial or non-residential activities which abut the residential use shall not be subject to supplemental performance standards specified in subsection 3-5.7 of the Springfield Land Development Regulations.

Single-family detached residential dwelling to replace an existing single-family detached residential dwelling located on an individual parcel, within a GC district, which has not removed or abandoned (not used for the purpose for which it was manufactured) for more than six (6) months and where such replacement would not negatively impact adjoining conforming properties.

Single-family detached manufactured homes HUD or DCA approved within manufactured home subdivisions.

DCA certified manufactured commercial structures.

4. Industrial

a. Purpose

The purpose of this district is to provide areas for industrial or manufacturing activities and related uses and to prevent potential land use incompatibilities caused by such uses.

b. Allowable Uses

The following uses are allowed as of right in the industrial district, all other uses are prohibited:

All manufacturing operations required to obtain an occupational license from the City pursuant to City Ordinance 182.

Single-family detached HUD approved manufactured home, (SDMH structure), or DCA approved manufactured home, (RDMH) structure to **replace** a mobile home already in a LI district, which has not been removed or abandoned (not used for the purpose for which it was manufactured) for more than six (6) months and where such placement would not negatively impact adjoining conforming properties. No new installations will be allowed.

DCA certified manufactured commercial structures.

5. Recreation (REC)

a. Purpose

The purpose of this district is to provide areas of recreation open to the public.

b. Allowable Uses

The following uses are allowed as of right in the recreation district, all other uses are prohibited.

Public parks, open space, refuges, ballfields, public ways and other such activities intended for public recreation;

Public buildings and grounds;

Public services and utilities;

Private outdoor recreation activities.

6. Conservation (CON)

a. Purpose

The purpose of this district is to provide areas for protection and conservation of natural resources and locally designated environmentally sensitive resources.

b. Locally Designated Environmentally Sensitive Resources

Locally designated environmentally sensitive resources are:

- Jurisdictional Wetlands;
- A and V Zones; and
- Martin Lake.

The City hereby declares that the most appropriate and best uses for locally designated environmentally sensitive resources are those which do not interfere with the natural functions of such resources. Allowable uses shall be restricted to wildlife habitat, preservation of natural features, propagation areas for fish or wildlife species, and passive recreation.

No development permit shall be issued for development activities within areas of environmentally sensitive resources without meeting the standards as provided and set forth in Section 3-7. of this Code.

c. Environmentally Significant Resources

Other natural resources considered to be environmentally significant are:

- Soils;
- Identified wildlife habitat;
- Drainageways; and

- Trees

All development activities which may cause adverse impacts to the resources identified in paragraph (c.) shall be subject to the standards and restriction specified in Section 3-7. of this Code.

7. Public/Institutional

a. Purpose

The purpose of this district is to provide areas for public buildings and grounds, churches, cemeteries, institutions, or other similar land uses.

b. Allowable Uses

The following uses are allowed as of right in the public/institutional district, all other uses are prohibited.

- Governmental Buildings and Grounds;
- Churches, Non-profit Institutions, Cemeteries, Etc.
- Public Parks and Recreation Facilities;
- Public Services or Utilities.
- Signs as provided for and set forth in Article IV of this Code.

3-5.6 Density/Intensity Standards

1. Public Purpose

In order to promote consistency between the goals, objectives and policies of the Comprehensive Plan and this Code, it is necessary and proper to establish land use densities and intensities so that the City can:

Encourage the most appropriate use of land, water, and resources consistent with the public interest; prevent the overcrowding of land and avoid undue concentration of population; and, deal effectively with future problems that may result from the use and development of land within the City.

2. Lots of Record

Lots within plats duly recorded in the records of Bay County on or before the effective date of the Comprehensive Plan which cannot meet the requirements set forth herein shall not be subject to the density or intensity standards set forth in this subsection.

3. Density/Intensity Standards

No structure or land in the City shall be developed at an intensity or density greater than the standards set forth in this subsection, except as provided for in paragraph 2.

No single parcel of land or lot in the City shall contain more than one (1) detached single-family dwelling. Any single parcel of land or lot containing more than one detached single-family dwelling at the time of passage of this Code is declared non-conforming use. Non-conforming status shall be lost upon the removal of or destruction of or the abandonment of such non-conforming dwellings. Upon the loss of non-conforming status, the building removed, destroyed or abandoned shall not be replaced, including the replacement of a manufactured home under such circumstances.

LAND USE DISTRICT AND ALLOWABLE USES

	<u>Maximum Density*</u>	<u>Lot Coverage**</u>	<u>Open Space Requirement</u>
<u>RESIDENTIAL LOW-DENSITY</u>			
Single-Family Detached Dwellings	4 du/acre	.4	.6
Manufactured Housing, RDMH	5 du/acre	.4	.6
Duplex, Triplex, Quadraplex	8 du/acre	.4	.6
Public/Institutional	NA	.9	.1
Community Residential Home		.4	.6
<u>MIXED USE</u>			
Multi-Family Residential	15 du/acre	.5	.5
Mobile Home Parks	7 du/acre	.5	.5

Public/Institutional	NA	.9	.1
Private Recreation	NA	.5	.5
Non-Residential Commercial	NA	.5	.5
Conditional Gen. Commercial.	NA	.5	.5

GENERAL COMMERCIAL

Multi-Family Residential	15 du/acre (20)	.5	.5
Mobile Home Subdivision	7 du/acre (10)	.5	.5
Non-residential Commercial	N/A	.9	.1
Public/Institutional	N/A	.5	.5
Conditional Single-family Residential	4 du/acre	.4	.6

<u>INDUSTRIAL</u>	N/A	.9	.1
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RECREATION

Public Buildings and Grounds	N/A	.5	.5
Private Outdoor Activities	N/A	.5	.5

PUBLIC/INSTITUTIONAL, ETC.

Government Buildings and Grounds	N/A	.9	.1
Churches, Institutions, Etc.	N/A	.9	.1

* Dwelling units per acre

** Ratio of impervious service (buildings, driveways, parking lots, etc.) to open space or undeveloped land.

*** With approval of the City Commission

4. Determination of Density or Intensity

a. Residential Density

Residential densities shall be determined by multiplying the allowable dwelling units per acre by the gross acreage of the lot or parcel to be developed. (Example: 15 du/acre x 2 acres = 30 du/acre).

b. Lot Coverage/Open Space Ratio

Lot coverage is the land area of any lot or parcel which can be covered by impervious surfaces such as buildings, parking lots, driveways or similar development. Open space is the land area remaining in a landscape or natural state after development occurs.

The allowable lot coverage/open space ratio shall be determined by multiplying the gross land area of any lot or parcel to be developed by the applicable lot coverage standard set forth in subsection 5-4.3 (Example: 43,560 sq. ft. x .5 = 21,780 sq. ft. allowable lot coverage, and 21,780 sq. ft. open space).

3-5.7 Performance Standards

1. Public Purpose

This section is intended to provide performance standards which will reduce the potential for nuisances between adjacent land uses or land use districts.

2. Applicability

Performance standards set forth herein shall be applicable to the conditional uses specified in subsection 3-5.5.