

APPENDIX 10.3

ZONING DESCRIPTIONS

10.3 Zoning Descriptions

The current comprehensive plan general future land use map (FLUM) designation and land atlas map district for the Citrus Combined Cycle (CCC) Site is Extractive (EXT). Duke Energy Florida, Inc. (DEF), is currently pursuing amendments to the general FLUM and land atlas map to change the designation from EXT to Transportation/Communications/Utilities (TCU). The proposed TCU designation will then be consistent with the CCC Project, as well as being consistent with DEF's adjacent CREC property. As of the date of the filing of this CCC Site Certification Application (SCA), the Citrus County Board of County Commissioners (BOCC) has approved the atlas amendment on first reading and approved transmittal of the comprehensive plan amendment to state agencies for review. The BOCC adoption hearing on these amendments is anticipated to be held in September, with the amendments becoming effective in mid-October 2014.

This appendix provides the following applicable excerpts from the Citrus County Land Development Code (LDC), specifically:

- Cover page of the LDC.
- Definitions.
- Utility, Public or Private—Includes electrical power generation facilities.
- Chapter Two—Land Use Districts.
 - Extractive District—Current land use atlas district, allows power generation facilities as a conditional use.
 - Transportation/Communications/Utilities District—Proposed land use atlas district, power generation facilities is a permitted use.



CITRUS COUNTY

LAND DEVELOPMENT CODE

ORDINANCE NUMBER 2012-06

ADOPTED JUNE 12, 2012

EFFECTIVE JUNE 19, 2012

1500. DEFINITIONS

The following rules shall be observed in the application and interpretation of provisions of this LDC, except when the context clearly requires otherwise:

- A. The words "shall", "should", or "must" are mandatory. The words "may" or "might" are discretionary.
- B. Words used or defined in one tense or form shall include other tenses or derivative forms.
- C. Words in the singular shall include the plural; words in the plural shall include the singular.
- D. In the event of a conflict between the text of this LDC and any illustrations, captions, figures, or other graphic material, the text shall control.
- E. The word "includes" shall not limit a term to specific examples, but is intended to extend its meaning to all other instances or circumstances of like kind or character.
- F. Definitions herein are based on the meaning given to them according to the following order:
 - 1. [Comprehensive Plan](#)
 - 2. [Florida Statutes](#)
 - 3. [Florida Administrative Code](#)
 - 4. [Adopted County Ordinances](#)
 - 5. Merriam-Webster's Collegiate Dictionary, Eleventh Edition

Unless specifically defined as referenced above, words or phrases used in this LDC shall have the meaning of common usage which gives this LDC its most reasonable application:

Trip: A single or one direction vehicle movement.

Trip Ends: The total of all trips entering or leaving a designated land use or building type over a given period of time.

Trip Generation: The total number of trip ends produced by a specific land use or activity.

Truck (for Truck Parking): Any motor vehicle designed, used, or maintained primarily for the transportation of property and having a gross vehicle weight of 10,000 pounds or more. As used herein, the term shall not mean a Recreational Vehicle.

Utility, Public or Private: Any agency which, under public franchise or ownership or under certificate of convenience and necessity, provides the public with electricity, gas, heat, steam, communication, rail transportation, water, sewage collection, or other similar services. For the purposes of this LDC, electrical transmission and distribution lines, telephone lines, and lines for the transmission of television signals shall not be considered to be public utilities and shall be permitted in all districts.

Vacation: Waiving of the use, ownership, and rights-of-way of streets, roads, easements, or platted subdivisions.

Variance: For floodplain management purposes, is a granting of relief from the requirements of the Land Development Code.

Velocity Zone (also “V-zone”): An area within a regulatory floodplain that is subject to high velocity waters including hurricane wave action. The area is designated on a FIRM as Zones V, VE, and V1-V30. The [Federal Emergency Management Agency](#) (FEMA) uses the term “Coastal High Hazard Area” to signify the V-zone. This should not to be confused with the State of Florida and Citrus County definition of “Coastal High Hazard Area” above.

Waters: Includes but is not limited to, rivers, lakes, streams, springs, impoundments, and all other waters or bodies of water, including fresh, brackish, saline, tidal, surface or underground waters. Underground waters include, but are not limited to, all underground waters passing through pores of rock or soils or flowing through in channels, whether manmade or natural.



CHAPTER TWO
LAND USE DISTRICTS

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<u>IND District</u>		<u>Key – Level of Review</u>	
		P = Permitted	
		C = <u>Conditional Use</u>	
Uses			
General Commercial-continued			
Building/Trades Contractors (with outside storage)	P	Retail Sales	P
Lawn Care Operations	P	Shopping Center	P
Solid Waste Haulers Facilities	P	Grocery Store/Supermarket	P
Flea Market	P	Mini Warehouses	P
Funeral Home/Mortuary (with Crematorium)	P		

¹ Use not allowed within Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 70%

Floor Area Ratio (non-residential uses only) – 1.0

2415. EXTRACTIVE DISTRICT (EXT)

The extractive category allows for surface mining operations and encompasses areas rich in limestone and dolomite. This category permits rock quarries as well as strip mines such as clay, sand, gravel, and peat. Industrial complexes where extracted material is refined, packaged, or further processed are also allowed in this category.

<u>EXT District</u>		<u>Key – Level of Review</u>	
		P = Permitted	
		C = <u>Conditional Use</u>	
Uses			
Recreational			
Preserves/Reserves	P	Race Track/Outdoor Arena	C
Shooting Range	P	Heavy Recreation	P
Agricultural			
Croplands/Pastures	P	Viticulture	P
Silviculture	P	Plant Nurseries – wholesale	P
Aquaculture	P	Sod Farms	P
Industrial			
Commercial Incinerators	P	C & D Facilities ¹	C
Mining	P	Railroad rights of way (including switching, freight, or storage yards)	P
Manufacturing**	P	Processing**	P

<u>EXT District</u>		<u>Key – Level of Review</u>	
		P = Permitted	
		C = <u>Conditional Use</u>	
Uses			
Industrial-continued			
Storage	P	Power Generation Facilities	C
Landfills ¹	C	Vegetative Debris/Disposal	P
Public Service/Utility			
Emergency Service Facilities	P	Maintenance Facilities	P
Communication/Transmission Towers (limitations apply)	P	Wellfields (Greater than 100,000 gpd) ²	C*
Utility Facilities (Water & Wastewater) ²	P	Wellfields (Less than or equal to 100,000 gpd) ²	P

¹ Use not allowed within Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

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**Manufacturing or processing uses not directly related to mining activity requires a minimum lot size of 50 acres of EXT.

Area Requirements:

Maximum Lot Coverage – 70%

Floor Area Ratio (non-residential uses only) – 1.0

2416. PUBLIC/SEMI-PUBLIC, INSTITUTIONAL DISTRICT (PSI)

This category allows for public/semi-public and institutional facilities, including such activities as educational, religious, medical and health care, governmental, and limited recreational uses. This category allows for single family residential development at a maximum of up to 4.0 dwelling units per acre, and shall be allowed only if the structure has access to a local residential roadway and is in a residentially committed area, or is associated with a business owned and operated by the homeowner.

<u>PSI District</u>		<u>Key – Level of Review</u>	
		P = Permitted	
		C = <u>Conditional Use</u>	
Uses			
Residential			
Single Family	P	Accessory Structure	P
Group Home ¹	P		
Institutional			
Educational Facilities	P	Nursing Homes ¹	P
Day Care Centers	P	Halfway Houses ¹	P
Houses of Worship	P	Cemeteries (without funeral home/crematory)	P

2417. TRANSPORTATION/COMMUNICATION/UTILITIES DISTRICT (TCU)

This category allows for those uses directly related to transportation, communications, and utilities. It also accommodates service, repair, maintenance, and storage related facilities necessary to support such uses.

<u>TCU District</u>		<u>Key – Level of Review</u>	
		P = Permitted C = <u>Conditional Use</u>	
Uses			
Agricultural			
Croplands/Pastures	P	Viticulture	P
Aquaculture	P		
Industrial			
Power Generation Facilities	P		
Public Service/Utility			
Emergency Service Facilities	P	Telephone/Cable Facilities	P
Broadcasting Stations	P	LP Gas Storage/Distribution (Up to 1,000 gals)	P
Communication/Transmission Towers	P	Airports/Airfields	P
Utility Facilities (Water & Wastewater) ²	P	Wellfields (Greater than 100,000 gpd) ²	C*
Maintenance Facilities	P	Wellfields (Less than or equal to 100,000 gpd) ²	P
Office			
Government Facility	P		
Dispatch/Communication Office	P		

² Regional facilities not allowed within the Coastal High Hazard Area. See [LDC Atlas](#) for CHHA delineation

*Wellfields greater than 100,000 gpd are subject to approval by the [BCC](#).

Area Requirements:

Maximum Lot Coverage – 70%

Floor Area Ratio (non-residential uses only) – 1.0