

APPENDIX 10.3
ZONING DESCRIPTIONS

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Levy Nuclear Plant Units 1 and 2 Florida Site Certification Application

ZONING DESCRIPTIONS

Zoning descriptions are provided in the Environmental Report (ER), **Subsection 2.2.1.5**, Land Use Plans, and **ER 2.2.2.6.8**, Future Land Use, contained as Appendix 10.11 of the Site Certification Application. These sections discuss the future land use categories that fall within Levy, Citrus, and Marion counties that are likely to be affected by the proposed development of the proposed Levy Nuclear Plant Units 1 and 2 (LNP) site and associated facilities. In Levy County, the zoning categories, also described below, are the same as the future land use categories however this is not the case for Citrus and Marion for which the zoning categories applicable to the proposed pipeline corridor and the proposed railroad corridor, respectively, are provided below.

As described in detail in ER **Subsection 2.2.1.1** and **Subsection 2.2.1.5**, the LNP site is currently zoned as “Forestry/Rural Residential” pending a vote to accept or reject the Progress Energy Florida Inc. (PEF) text amendment to the Levy County Comprehensive Plan, which would change the zoning to “Public Use” to allow a nuclear power-generating facility.

LEVY COUNTY ZONING DESCRIPTIONS

F/RR FORESTRY/RURAL RESIDENTIAL DISTRICT.

The county existing land use map and the future land use map designate certain lands as now being used for forestry purposes, with such uses continuing in the future. The production of forest products is one of the most important segments of the county economic base, and as such it requires protection from incompatible uses. The management of forest land requires the use of prescribed fire, herbicides and pesticides, and heavy equipment which generate smoke, chemicals, and dust, respectively. These characteristics render forestry land uses generally incompatible with residential, commercial and most public uses, and the forest lands must therefore be protected from encroachment by such uses. Conversely, the county recognizes the need to protect new residents to the county from the hazards associated with constructing homes in areas subject to wildfires, dust, and exposure to chemicals. The F/RR, forestry/rural residential district, is intended to allow very low-density residential development, spatially separated from the predominant land use in the district, commercial forests.

A/RR AGRICULTURAL/RURAL RESIDENTIAL DISTRICT.

The conservation element of the county comprehensive plan and the land use element of the same document have established objectives and policies to protect agriculturally productive lands. As with forestry lands, farming operations use chemicals for a wide variety of essential purposes. In addition, these activities generate noise, dust, and waste products which, along with chemical emissions, are generally incompatible with residential development. Conversely, domestic pets such as dogs and cats are generally incompatible with adjoining livestock operations. The A/RR district is intended to provide for the continued viability of agribusiness in the county while permitting low-density residential land

**Levy Nuclear Plant Units 1 and 2
Florida Site Certification Application**

uses that are compatible with the predominant land use in the district, commercial farming.

RESIDENTIAL DISTRICTS.

The county comprehensive plan has identified various areas which, by virtue of their physical constraints or their suitability for development, have either limitations or potentials for residential land use, respectively.

The RR, rural residential districts are intended to provide locations for either conventional dwelling units or mobile homes on relatively large, rural residential lots, usually without central water or sewer systems. The resultant net densities are intended to be less than one unit per acre, with the RR districts serving as transition areas between agricultural uses and higher-density residential districts.

The RR-2 rural residential districts are intended to provide for conventional and mobile homes at net densities in excess of one unit per acre and up to two units per acre, but never more than one unit per lot or tract of record. The smaller lot sizes will, of necessity, eliminate some accessory uses, such as livestock, which are permitted as a matter of right in the RR districts. The higher densities of population, however, justify the consideration of some uses, such as shopping centers, which would not be considered in the RR districts, as special exceptions. The RR-2 districts are intended to provide a transition between RR and R zoning.

The RR-3C district is intended to continue the exclusive nature of existing subdivisions with lot sizes below one acre. Only conventional dwelling units are permitted, inclusive of modular housing and RDMH but excluding mobile homes. Because of the small lot sizes, general farming is to be prohibited.

The RR-3M district is intended to allow both mobile homes and conventional homes in existing subdivisions with lot sizes below one acre. Because of the small lot sizes, general farming is to be prohibited.

The R urban residential districts are intended to provide relatively high intensities of development for residential use. Multifamily dwellings or more than two units per tract of record, and both central water and sewer are to be encouraged in these districts, limited to locations where municipal services are available.

COMMERCIAL DISTRICTS.

The county comprehensive plan has, since the 1970s, contained within the land use element the basis for adopting zoning criteria which relate directly to the functional classification of the highway network.

The C-1 districts are intended to accommodate commercial offices for professional business purposes. Retail sales are intended to be excluded from C-2 districts, which as a result will be limited to "services" types of businesses.

The C-2 districts are intended to allow an intensity of use and types of uses directed primarily at serving a surrounding neighborhood. The principal uses

**Levy Nuclear Plant Units 1 and 2
Florida Site Certification Application**

should be retail sales, mostly of a "convenience" nature. All commercial uses not permitted as a matter of right, or subject to consideration as a special exception, are intended to be prohibited.

The C-3 districts are intended to provide locations for intensive commercial uses. The uses typically require more off-street parking and more space than neighborhood and office uses, and room for outdoor storage.

The C-4 districts are intended to accommodate commercial uses that service highway traffic or which require a location on a major highway for access purposes. Only those land uses that are functionally related to the arterial road system are intended to be allowed, according to stringent locational and access criteria, to maintain the integrity of the arterial road network.

CITRUS COUNTY ZONING DESCRIPTIONS

Conservation District (CON)

This category designates publicly owned lands where management objectives are directed toward protection and conservation of sensitive land, water, and other natural resources. Development within this area shall be limited to those facilities, which further the purposes of the management plan.

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.

Industrial District (IND)

This category is intended for manufacturing, processing, storage and warehousing, wholesaling, and distribution. The industrial category allows for any industrial use, or for transportation, communication, and utility use.

Rural Residential District (RUR)

This category represents primarily those areas that are transitional between higher density developments and agricultural or conservation uses. This category encourages preservation of economically viable agricultural land and large tracts of residential land in order to maintain a rural atmosphere in appropriate areas of the County.

This category allows for residential use at a maximum density of 1 unit per 10 acres. Single family residential may be permitted at a density not to exceed 1 unit per 5 acres when having at least 50 percent open space, and only if additional standards for development are met pursuant to Planned Developments

**Levy Nuclear Plant Units 1 and 2
Florida Site Certification Application**

of this LDC. Open space shall be provided in accordance with the standards described in Section 4360 of this LDC.

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.

MARION COUNTY ZONING DESCRIPTIONS

R-1 — Single Family Dwelling

The Single Family Dwelling Classification is intended to provide areas for medium density residential development.

RR-1 — Rural Residential

The Rural Residential Classification provides for rural residential development with home sites and certain agricultural uses which are compatible with rural residential development.

A-1 — General Agriculture

The General Agriculture Classification is intended to preserve agriculture as the primary use.

M-1 — Light Industrial

The Light Industrial Classification is intended to provide land for primarily the manufacture of small articles and products which do not involve the use of any materials, processes, or machinery or production of a product likely to be detrimental to nearby or adjacent residential or business property.

M-2 — Heavy Industrial

The Heavy Industrial Classification is intended to provide for those manufacturing activities which create some undesirable effects and are not compatible with other zoning classifications.