

ORDINANCE NO. 2007-15

AN ORDINANCE OF HOLMES COUNTY, FLORIDA, AMENDING THE HOLMES COUNTY LAND DEVELOPMENT REGULATIONS OF HOLMES COUNTY, FLORIDA, AS AMENDED; AMENDING CHAPTER II, "LAND USE DISTRICTS" SECTION 2.02.02.K TO ADD STREET FRONTAGE FOOTAGE REQUIREMENTS. PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, lack of specific language regarding lot size and frontage have been noted; and

WHEREAS, the Board of County Commissioners want to provide for consistent application and standards within the Land Development Regulations;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HOLMES COUNTY, FLORIDA, that:

Section 1. The Land Development Regulations of Holmes County, Chapter II, "Land Use Districts" Section 2.02.02.K is hereby amended as follows (words underlined are additions and words ~~stricken~~ are deletions):

2.02.02 Purpose and Types of Uses

A. Low Density Residential

The purpose of the Low Density Residential Land Use District is to provide for single-family residential settings within the County and its municipalities.

Land uses allowed in the Low Density Residential Land Use District include single-family residential units, public utilities, neighborhood commercial, Planned Unit Developments (PUD), and home occupations.

B. Medium Density Residential

The purpose of the Medium Density Residential Land Use District is to provide for residential settings within urban service zones where adequate sewer and public facilities exist concurrent with development, and as permitted on the Future Land Use Map, allowing for medium density units.

Land uses allowed in the Medium Density Residential Land Use District include single family dwelling units, duplexes, compatible multi-family units, public utilities, neighborhood commercial, PUD and home occupations.

C. High Density Residential

The purpose of the High Density Residential Land Use District is to provide for residential settings within urban service zones where adequate sewer and public facilities exist concurrent with development, and as permitted on the Future Land Use Map, allowing for high unit density.

Land uses allowed in the High Density Residential Land Use District include all types of residential development, public utilities, neighborhood commercial, PUD and home occupations.

D. Commercial

The purpose of the Commercial Land Use District is to provide for community and regional serving commercial uses; to encourage compact development of integrated commercial centers and districts; to serve the traveling public with highway commercial areas; and to provide adequate areas for commercial development and redevelopment in order to support economic development within the City.

Land uses allowed within the Commercial Land Use District include retail sales and services, business and professional offices, all commercial lodgings, wholesale trade and services, PUD, residential development and public utilities.

E. Industrial

The purpose of the Industrial Land Use District is to provide areas for the location of light industrial operations and to provide sufficient choice of suitable locations to encourage economic development of the community.

Land uses allowed in the Industrial Land Use District include all commercial and light industrial trade and service activities, industrial support services and public utilities.

F. Agricultural

The purpose of the Agricultural Land Use District is to provide a land use classification for existing and future agricultural land uses and other lands suitable for agriculture, rural residences and compatible planned rural development. This classification includes agricultural and rural related uses and undeveloped lands where the soils are suitable for development and septic tank systems.

Land uses allowed in the Agricultural Land Use District include agricultural activities, silviculture, livestock, aquaculture, poultry farms, silviculture using best management practices and according to "Guidelines for Forested Wetlands in Florida" by the Florida Division of Forestry (silviculture includes Christmas Tree Farms and Conservation Reserve Program Operations), agricultural/farm dwelling units, single-family dwelling (not to exceed the prescribed density), agricultural support services, neighborhood commercial uses related to agricultural/rural activities, places of worship, vacant lands, borrow pits, and public utilities.

G. Recreational

The purpose of the Recreational Use District is to provide for the location of public and private recreational land uses, including active and passive recreation areas.

Land uses allowed in the Recreational Land Use District include public recreation areas, private recreational facilities, including limited commercial uses, such as fish camps and camping areas and their accompanying facilities, and public utilities.

H. Urban Mixed Use

The purpose of the Urban Mixed Use Land Use District is to provide for a mixture of land uses in areas where such mixed urban land uses exist or it is desirable for residential and commercial uses to be in close proximity of each other. The Urban Mixed Use Land Use designation provides for the multiple use of existing buildings and reduces or eliminates the effects of "strip commercialization" along highways.

Land uses allowed within the Urban Mixed Use Land Use Designation include all residential development, neighborhood commercial, commercial, public/semi-public/educational, PUD, and public utilities

I. Public/Semi-Public/Educational

The purpose of the Public/Semi-Public/Educational Land Use District is to provide land for public, semi-public and educational facilities and services.

Land uses allowed in the Public/Semi-Public/Educational Land Use District include all public, semi-public and educational buildings, grounds and facilities, and public/private social club buildings, schools (public and private), campuses, and their associated recreational facilities.

J. Conservation

The purpose of the Conservation Land Use Designation is to identify public and private lands that should be carefully managed and used to conserve and protect natural features and functions. Conservation lands shall include the Choctawhatchee River lands owned by the Northwest Florida Water Management District.

Uses allowed within the Conservation land use designation include activities which are compatible with the purpose of conserving or protecting natural resources, including flood control, wildlife habitat protection, and passive recreational uses such as docks and boat ramps as permitted by the Department of Natural Resources.

K. Crossroads Mixed Use

The purpose of the Crossroads Mixed Use land Use designation is to allow the continuance of mixed use types of development near "crossroad" communities. A "Crossroad Community" is defined as the area within 1/4 mile radius of the junction of a collector and/or arterial roadway (as shown in the Functional Highway Classification Maps of the Traffic Circulation Element), or where ten or more homes and one or more of the following elements occur within a 1/4 mile radius outside of a municipality: a community water system, a church, a cemetery, an existing or closed school, a commercial grain elevator, and/or a general store.

Uses allowed within the Crossroads Mixed Use land use designation include single family residential dwellings, neighborhood commercial, commercial, agricultural uses, silvicultural activities, public/semi-public/educational facilities, places of worship, recreational facilities, AgPUD, and utility services.

Street Frontage shall have no less than the State of Florida Department of Transportation standards for driveway separation for the road classification abutting the property. When a road classification allows frontage less than 75 feet, single-family residential lots will be no less than 75 feet at their narrowest dimension.

L. Silviculture

The purpose of the Silviculture land use designation is to provide a land use classification for existing and future silviculture operations. This classification shall apply only to lands owned and used by industry or for investment for the primary purpose of growing timber for pulp, wood, and other wood products. In no case shall this designation on a Future Land Use Map be placed on land where "Conservation Reserve Program" operations have been established or where private landowners other than industrial or investment owners are growing trees for income purposes.

Uses allowed within the Silviculture land use designation include silvicultural activities using best management practices as defined by the Florida Division of Forestry's latest handbooks "Silviculture - Best Management Practices" and "Management Guidelines for Forested Wetlands in Florida", silvicultural support services, structures and facilities incidental to silvicultural activities, vacant lands (owned by industries or for investment in silvicultural products), single family residential units and public utilities.

M. Neighborhood Commercial

The purpose of the neighborhood commercial land use classification is to allow for areas of low intensity commercial use and to provide necessary services within residential neighborhood and agricultural settings.

The uses allowed under the neighborhood commercial classification include neighborhood convenience retail services, professional offices providing services to a limited market area, and bed and breakfast type lodgings, PUD, and public utilities.

N. AGPUD

The purpose of the Agricultural Planned Unit Developments (AgPUD's) land use designation is to allow rural land owners options for development in urban service and rural zones while protecting the rural/agricultural nature of the surrounding area. Uses allowed within the AgPUD land use designation include PUD, including single family dwelling units, commercial, neighborhood commercial, public/semi-public/educational, recreation/open space and public utilities. Stables for horses are permissible, if consistent with other ordinances.

Section 2. Severability

If any section, sentence, clause, or phrase of this Ordinance is declared to be invalid or unconstitutional by any Court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 3. Inclusion in the Code

It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall be codified as required by Section 125.68, Florida Statutes (2007); and that the sections, subsections, and other provisions of this Ordinance may be re-numbered or re-lettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intentions.

Section 4. Effective Date

This Ordinance shall become effective upon filing with the Department of State. DONE AND ENACTED by the Board of County Commissioners of Holmes County, Florida this 27 day of November, 2007.

BOARD OF COUNTY COMMISSIONERS
OF HOLMES COUNTY, FLORIDA

By: 
Raymond Thomas, Chairman

ATTEST: CODY TAYLOR
CLERK OF THE COURT

By: 
Clerk

