

FUTURE LAND USE ELEMENT

GOALS, OBJECTIVES AND POLICIES

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Goal:

To promote complementary development patterns that are efficiently served by public facilities and services to support growth, while providing for the protection and enhancement of the county’s rural character and unique natural qualities.

Objective 1 Growth Guidelines for Future Land Uses

Discourage the proliferation of urban sprawl by establishing a clear separation between urban and rural land uses, while providing for complementary and supportive mixed uses and innovative compact

development design.

Future Land Use Map Series Categories

Policy 1.1 Municipal Service District (MSD): Municipal Service Districts are intended to be areas for urban expansion within which urban densities and intensities are allowed and urban services, such as central water, central sewer, police protection, fire protection, solid waste collection, streets, drainage facilities and recreational facilities and services are provided, or encouraged to support development. Within a Municipal Service District, only the following land uses shall be permitted: Urban Low Density Residential, Urban Medium Density Residential, Urban High Density Residential, Commercial and Industrial.

Policy 1.2 The Future Land Use Map series shall delineate areas to provide for Urban and Rural land uses, and identify Overlay Zones. Urban Areas will be delineated as Municipal Service Districts (MSD's). These areas are for development characterized by social, economic and institutional activities which are predominantly based on the manufacture, production, distribution or provision of services in a setting which typically includes higher densities and intensities of residential and non-residential development, not generally associated with agricultural areas. Rural Areas are characterized as low density areas supported by social, economic and institutional activities and may be largely based on agricultural uses or the extraction of natural resources in unprocessed form, or areas containing large proportions of undeveloped, unimproved or low density development. Overlay Zones shall be used to identify existing locally recognized communities, special water and sewer districts, mixed use districts, the Springs Protection Zone (SPZ), Environmentally Sensitive Lands, (i.e., wetlands, Coastal High Hazard Areas, etc.). The Future Land Use Map will show generalized boundaries. The adopted Land Development and Zoning regulations will provide specific boundary guidelines and standards, where appropriate. Categories on the Future Land Use Map shall be defined as follows:

Urban Low Density Residential (up to one unit per acre, maximum 2 with water and sewer)

This land use category shall allow for areas that are predominantly single family residential uses and accessory and supportive uses to residential development. The maximum residential density is one (1) dwelling unit per acre, or two (2) dwelling units per acre with the provision of central water and sewer or parcel of record as of December 31, 1989. This land use is permitted within an MSD.

Urban Medium Density Residential (up to 5 units per acre)

This land use category provides for areas that are predominantly for residential uses consisting of single family and multi-family residential uses and accessory and supportive uses to residential development. The maximum density is five (5) dwelling units per acre or parcel of record as of December 31, 1989. This land use is permitted within an MSD.

Urban High Density Residential (up to 12 units per acre)

This land use category provides for areas that are predominantly for residential use consisting of single family and multi-family residential use and accessory and supportive uses to residential development. The maximum residential density is twelve (12) dwelling units per acre or parcel of record as of December 31, 1989. This land use is permitted within an MSD.

Rural Commercial Node

This category provides mixed use development, including limited neighborhood commercial,

residential and agriculturally related industrial uses to support established communities in the rural areas in the County. The intent of this land use is to promote compact nodal development, redevelopment, and to reduce the number and length of vehicular travel for retail services and employment. Rural Commercial Nodes include residential offices such as physicians, farm management services and other similar professional offices, and limited retail activities such as convenience store, daycare, supermarket, farm related sales and service, and restaurants and other similar uses. Rural Commercial Nodes shall be classified as either Rural Neighborhood Commercial or Rural General Commercial. Classifications and boundaries of Rural Commercial Nodes shall be provided in the zoning map series by December 2008.

The classification of Rural Neighborhood Commercial shall be characterized by the following criteria: located on county rural collector roads (non-FHS or SHS) only, have a maximum node size of fifty (50) acres, uses may include those that predominantly provide services to surrounding rural communities, such as: residential offices including physicians, farm management services and other similar personal service establishments, and limited retail activities such as convenience store, daycare, supermarket, farm related sales and service, and restaurants and other similar uses. The maximum floor area ratio is .35 for non-residential uses.

All Rural General Commercial classifications shall be characterized by the following criteria: located on FIHS or SHS transportation facilities only, have a maximum node size of 100 acres, uses may include the same types of uses as Rural Neighborhood Commercial, but may also include uses that serve the local traveling population and provide limited employment centers, such as: bed and breakfast establishments, wholesale sales, mini-warehouses, automotive sales and service; and light manufacturing and assembly within enclosed buildings. The maximum floor area ratio is .40 for non-residential uses and the design will be such that it does not compromise the integrity of adjacent uses in close proximity.

Within a node, the minimum lot size for commercial development is one-fourth (1/4) acre and a maximum lot size of five (5) acres. The minimum lot size for industrial uses is one (1) acre. Residential densities within Rural Commercial Nodes shall be a maximum of one dwelling unit per three (3) acres or one dwelling unit per parcel of record as of December 31, 1989. Any development in platted subdivisions created pursuant to Levy County ordinances or Levy County Code provisions applicable at the time of creation and existing as of December 31, 1989, will be exempt from the parcel size required for new subdivisions, but shall be required to comply with all lot coverage and setback requirements applicable to new subdivisions. The location of Rural Commercial Nodes shall be consistent with Policy 1.8.

Commercial

This land use category allows for commercial land uses and the development of central business districts. Commercial land uses are described by levels of intensity of Commercial/Professional Office, Neighborhood/Retail Services, Community/Retail and Wholesale Business and Regional/Retail and Wholesale Business. The minimum lot size is one-fourth [1/4] acre and the maximum floor area ratio is 0.5. Lot coverage shall be based on and shall be required to meet all other local and state land development regulations. This land use is only permitted within a Municipal Service District, however this designation shall be permitted within rural areas identified on the Future Land Use Map as follows: Gulf Hammock, Lebanon Station, Rosewood/Sumner, and

the U.S. 19 Corridor between Fanning Springs and Chiefland.

Industrial

This land use category provides for industrial uses ranging from light manufacturing to intensive activities and supportive uses including accessory/subordinate commercial uses. Industrial land uses are described by levels of intensity of either Light Industry or Heavy Industry. This land use is permitted within an MSD. The minimum lot size is one [1] acre and the maximum floor area ratio is 0.5. Lot coverage shall be based on and shall be required to meet all other local and state land development regulations.

Forestry/Rural Residential

This category provides for areas predominately used for commercial forestry, accessory and supportive uses to the forestry industry, resource based and/ or non-spectator based recreational uses, conservation uses, and very low rural density development, spatially separated from forestry uses. The maximum residential density is one (1) unit per twenty (20) acres except as otherwise provided by Policy 3.4. The minimum parcel size is twenty (20) acres, or parcel of record as of December 31, 1989.

Agricultural/Rural Residential

This category provides for areas predominately used for agriculture, accessory and supportive uses to the agricultural industry, resource based and/ or non-spectator based recreational uses, conservation uses, and very low rural density development. The maximum residential Density is one (1) unit per ten (10) acres, except as otherwise provided by Policy 3.3. The minimum parcel size is ten (10) acres, or parcel of record as of December 31, 1989.

Rural Residential

This category provides for rural low density single family residential use, accessory and supportive uses to rural residential development, and limited agricultural uses. The maximum residential density is one (1) dwelling unit per 3 acres. Minimum Parcel size is three (3) acres, or parcel of record as of December 31, 1989.

Recreation

This category provides for publicly or privately owned recreational sites for active or passive recreational activities including, land used for open space, recreational corridors activities and facilities, neighborhood and community parks, golf courses and spectator sport facilities. The minimum parcel size is five [5] acres. The maximum lot coverage is ten percent [10%]. This land use is permitted within a Municipal Service District or within rural areas outside of the Municipal Service District boundary.

Conservation

This category provides for the conservation of natural resources and Environmentally Sensitive Lands (ESL) including, but not limited to areas designated for floodplain, streamside, river and coastal resource management purposes. Public and private ESL, specified in the Conservation Element, shall conform to densities standards for Conservation land uses. This land use is permitted within a Municipal Service District or within rural areas outside of the Municipal Service District boundary. For public lands, development and activities shall be limited to resource based recreation

access purposes. Private lands within designated Conservation areas are not precluded from development. However, proposed plans for residential development, lying within a riverine flooding areas, coastal flooding areas shall be permitted consistent with the following density standards:

- a. Riverine and Coastal Flooding Areas **in Municipal Service Districts** - The maximum Residential Density is as follows:

	10-Year Flood	100-Year Flood	No Flood
No Central Services	One (1) dwelling unit per twenty (20) acres *	One (1) dwelling unit per twenty (20) acres	One (1) dwelling unit per twenty (20) acres
Centralized Water and Septic	One (1) dwelling unit per twenty (20) acres **	One (1) dwelling unit per acres **	Two (2) dwelling unit per acres
Centralized Water and Sewer	One (1) dwelling unit per twenty (20) acres	Two (2) dwelling unit per acres	Six (6) dwelling unit per acres

* Septic Tanks are prohibited

**Alternative sewage disposal system may be permitted as allowed by appropriate regulatory agencies

- Note:
- 1. Central sewer is not allowed by this Comprehensive Plan unless provided by a municipality, special districts or within municipal service districts or Rural Commercial Nodes, as provided in the Infrastructure Element.
 - 2. Gross acreage for all developments shall be calculated using usable uplands and wetlands, excluding jurisdictional wetlands, open water or submerged lands.

- b. **Riverine and Coastal Flood Areas in Rural Areas** - The County has designated all riverine and coastal floodplains in the County as “Conservation Areas.” The maximum density is one (1) unit per twenty (20) acres or parcel of record as of December 31, 1989. Tracts of record, as of December 31, 1989, may be deemed vested for density purposes, but are not vested for purposes of complying with "concurrency", as defined and required in Chapter 163, F.S.

Natural Reservation

This category provides for areas designated for conservation purposes, and owned/operated by contractual agreement with, or managed by a federal, state, regional or local government or non-profit agency. This land use is permitted within a Municipal Service District or within rural areas outside of the Municipal Service District boundary. Park facilities and services, agricultural/ forestry uses and passive recreational activities and facilities that are compatible and complement conservation purposes of the area and are consistent with jurisdictional management plans shall be allowed in this category. This may include, but not be limited to, walking trails and trailhead facilities, primitive camping sites and hunting/fishing activities. This definition does not include privately owned land managed by a state agency on either a voluntary or short-term contractual basis.

Public Use

This category provides for public buildings and grounds which includes city halls, post offices, fire and police stations, libraries, public utilities (including gas, water, and electric, water power, well houses, electric utility poles, transmission towers and electric substations, power generating facilities, sewerage, telephone facilities, utility poles and street lighting, and other similar equipment necessary for the furnishing of adequate services), public potable water well, the County airport and maintenance yards, educational facilities (elementary, middle and high schools, whether public, parochial or private), and other public facilities (churches, public clubs, health centers, hospitals and facilities for the care of the aged and infirm). This land use is permitted within a Municipal Service District or within rural areas outside of the Municipal Service District boundary. The minimum lot size is one-fourth (1/4) acre and the maximum floor area ratio is 0.5. Lot coverage shall be based on and shall be required to meet all other local and state land development regulations.

At the approximately 3,100 acre Progress Energy site proposed for designation on the Future Land Use Map as “Public Use” no more than two (2) nuclear generating units with a maximum capacity of 3,000 megawatts shall be allowed unless specifically authorized by a comprehensive plan amendment adopted by ordinance of the Board of County Commissioners. Maximum full-time employment operations shall not exceed 1,500 individuals without an additional comprehensive plan amendment.

The minimum tract size for electric generating facilities shall be 2,500 acres, and a comprehensive plan amendment will be required for any such facility in order to establish an intensity standard.

Historic Resources Land Use

This category provides for the designation of historic buildings and districts, archaeological, and prehistoric sites or other culturally significant sites that have been designated with special protective status by the County. This land use is permitted within a Municipal Service District or within rural areas outside of the Municipal Service District boundary.

Additional Guidelines for Residential Land Use Categories - Supportive non residential uses are those uses that are functionally related to social, cultural, economic and institutional character of an established community and may be permitted in residential and rural residential land use categories to promote traditional neighborhood design development. The overriding intent of this policy is to allow uses that serve the immediate residential areas, reduce trip length and encourage non-automotive travel.

These use are limited to low intensity land usage and land coverage so as to ensure that these uses maintain an appearance that readily blends with adjacent residential lands. The maximum floor area ratio is .35 for all non-residential uses in residential districts to ensure compatibility. For allocation purposes these uses will apply to the residential land use category.

Supportive residential uses include: neighborhood level recreational facilities such as parks and playground and other uses that complement the County's recreation and open space system (i.e., greenway trails and trailhead facilities); community facilities and services such as churches, schools, day care services, group homes, lodges/ community centers. Allowable neighborhood commercial use shall be limited to professional offices and limited personal retail services utilizing existing residential structures. New construction for the purpose of neighborhood commercial use shall be permitted by means of the Special Exception process in order: to ensure compatibility with adjacent residential uses and; to regulate the number and location of the uses. All neighborhood commercial uses must be located along a paved collector road or minor arterial.

Policy 1.3 Expansion of a municipal service district (MSD) shall require a Large Scale Comprehensive Plan amendment and demonstration of the following, as applicable:

- a. Additional land use required at urban densities and intensities to meet the needs of development within Levy County;
- b. Lands within the existing MSD are not capable or suitable for the type of urban development proposed, with resulting need for additional land to meet the existing need for urban development;
- c. Population growth projections have changed with a resulting need for additional land at urban densities or intensities;
- d. Changes in the economy, lifestyle, housing styles, or development expectations result in a need for additional land at urban densities or intensities;
- e. Facilities and services are available or planned to be available concurrent with development to meet the needs of the expanded MSD;

f. Expansion of an MSD area does not result in a negative impact on environmentally sensitive lands or natural resources;

g. other lands are proposed for removal from the MSD, resulting in no net change in the amount of additional land to be designated within the MSD area to maintain an adequate supply of urban land.

Policy 1.4 The County shall review and assess the boundaries of each MSD during the Evaluation and Appraisal Report process or periodically, in coordination with the appropriate municipality, and may amend MSD boundaries based on the criteria established in Policy 1.3.

Policy 1.5 The County encourages incremental development of MSDs that radiate outward from the municipal limits. Future land use map amendments that propose higher densities and intensities of development at the edge of an MSD boundary, as opposed to radiating outward from the municipal limit, shall be discouraged by the County and will be subject to review for compatibility and the efficient provision of services.

Policy 1.6 Urban residential densities, defined herein as any development with a gross density of greater than two (2) dwelling units per acre, will be permitted only within the Municipal Services District.

Policy 1.7 Rural residential densities, defined herein as any development with a gross density of one (1) dwelling unit per three (3) acres, will be permitted only within the rural residential areas. Density bonuses may be allowed consistent with Planned Unit Development (PUD) guidelines in Policy 3.3 and 3.4 of this element.

Policy 1.8 Numerous unincorporated but locally-recognized and named communities exist throughout the County. These communities shall be recognized on the Future Land Use Map as and include: Fowlers Bluff, Camp Azalea, Rosewood, Gulf Hammock, Morriston, Montbrook and Raleigh. Maps of the boundaries of these communities shall be provided within the zoning map series by December 2008. Each of these established communities contains extensive platted subdivisions, some of which by size may be smaller than generally allowed by this plan and its implementing Land Development Regulations. These existing platted subdivisions are expressly exempt from the parcel sizes required for new subdivisions, but shall none-the-less be required to comply with all lot coverage and setback requirements applicable to the new subdivisions. Within these established communities, the County will allow existing and new commercial development to serve the needs of the local community, and existing commercial use shall be deemed conforming. With the exception of Fowler's Bluff, new development in these unincorporated communities shall conform to the land use categories and density standards adopted for the contiguous unincorporated area. Fowler's Bluff, which has a central water system, is designated as a "Rural Residential" community, with a maximum density of two dwelling units per acre.

Policy 1.9 Rural Commercial Nodes (RCN) shall be depicted on the Future Land Use map series and based on existing land use patterns and environmental suitability. The boundaries may extend a maximum of 1,320 feet in length or width, extending from the center of the intersection or extending along a roadway. The boundary length or width may be increased up to an additional 330 feet for the following purposes: to extend the boundaries to an existing lot line in order to accommodate an existing business or to prevent the creation of a lot that would not be developable due to residential density limitations. The maximum acreage of a Rural Commercial Node shall not exceed that provided in Policy 1.2. Where a property fronts two roads of different functional classification, access from the site will be from the lower classified road, to the maximum extent possible and designed to ensure there is no interference with the operation of the intersection.

Nodes may be established at intersections of collector roadways or collector/minor arterial roadways; or frontage on a County or State maintained roadway and in locations that meet one or more of the following criteria:

- a. Where there are one or more existing active businesses;
- b. Within a 1/4 mile of a locally recognized communities;
- c. Within a three mile service area, a minimum of 50% of the parcels are developed or there are one or more vested subdivisions.

Policy 1.10 The Commercial Future Land Use Map designation shall be limited to Municipal Service Districts, as well as the areas designated as Gulf Hammock, Lebanon Station and Rosewood on the Future Land Use Map series.

Policy 1.11 The County shall promote industrial and commercial development, as provided within the Economic Element and the Future Land Use Element. This is accomplished by the Future Land Use Map Series and policies which provide for commercial and industrial development in appropriate locations and according to performance criteria which discourage urban sprawl, manage access and require that facilities and services are available at the time development takes place.

Mixed Use Development/Commercial Development Guidelines

Policy 1.12 Along principal arterials, commercial development within Planned Unit Developments may be permitted based on the following criteria:

- a. Commercial uses may be approved in P.U.D.'s provided that the amount of commercial land is limited to ten (10) acres per five hundred (500) approved dwellings in the P.U.D. (Dwelling units per acre shall not exceed the densities established for the land use category in which the P.U.D. is located.)
- b. For non-residential P.U.D.'s, such as industrial, recreational or agri-business, the amount of commercial land area is limited to the lesser of either:
 - 1. Ten (10) acres per one hundred (100) acres of principal use; or,

2. Ten (10) square feet of floor area per one hundred (100) square feet of principal use floor area.
 3. In addition, the principal uses in non-residential P.U.D.'s shall be consistent with the land use category in which the P.U.D. is located.
- c. Development permits for commercial land uses within P.U.D.'s shall be issued in direct proportion to [and shall not exceed] the percentage of building permits that have been issued for the principal uses; e.g., if ten percent (10%) of the principal use building permits have been issued, then building permits for up to ten percent (10%) of the commercial land use (computed from a. above) may be issued, etc.
 - d. Commercial uses within P.U.D.'s shall be located not less than one (1) mile from a commercial node which is shown on the Future Land Use Map, and shall be located not less than one (1) mile from other commercial land uses within P.U.D.'s, unless the other commercial uses are immediately adjacent. "Immediately adjacent" shall include commercial uses which would be adjacent except for an intervening right-of-way.
 - e. Commercial uses within P.U.D.'s shall be located on local roads within the interior of the P.U.D., or at the intersection of collector or arterial roads and a major access road to the P.U.D.
 - f. Commercial uses within P.U.D.'s shall not have direct access to arterial roads. All such access shall be from local or collector roads, and any direct access to collector roads shown on Map 2-1 of the Traffic Circulation Element shall be located to meet Florida Department of Transportation standards.
 - g. Regardless of the mix of land uses within the P.U.D., the commercial uses(s) shall be accessory uses to and shall be functionally related to the principle use(s), and shall not be dependent on the flow of traffic on the arterial system.

Policy 1.13 Proposed Planned Unit Developments shall provide a clustered development design and shall document a high percentage of internal capture of vehicle trips through an appropriate mix of land uses. As used herein, "internal" specifically excludes access to non-highway oriented commercial development directly from or to any arterial road as functionally classified by this plan.

Policy 1.14 The expansion of industrial land uses will be encouraged. Mining operations will be permitted as special exceptions in manufacturing and agricultural and forestry areas.

Family Homestead Exemption

Policy 1.15 Pursuant to the authority of Ch. 163.3179, F.S., a homestead of an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child or grandchild of a person who conveyed a parcel of land to said individual, may be used solely for a residence by said individual, notwithstanding the density or intensity of use assigned to the parcel in this plan. Such a provision shall apply only once to any individual. The adopted Land Development Regulations, Chapter 50, Zoning, will establish the performance standards to implement this policy.

Objective 2 **Future Growth Areas**

Coordinate future growth and encourage development in areas based upon the availability of public facilities and services and the topography, soil conditions through the implementation and enforcement of Land Development Regulations.

Concurrency

Policy 2.1 Densities and intensities of use will be coordinated with the availability of public facilities and services. High density residential development will be encouraged in areas where the extensions of existing urban services (water and sewer) are available and meet established level of service standards.

Policy 2.2 Development orders and permits shall be contingent on the availability/capacity of facilities and services necessary to serve the proposed development. Public facilities and services shall be available and provided concurrent with the impact of development. Proposed development will be reviewed to ensure that level of service standards are met and consistent with standards adopted in the Capital Improvements, Infrastructure, Transportation, and Recreation and Open Space Elements.

Policy 2.3 The Land Development, Zoning and Subdivision Regulations shall require that a proposed development provides safe and convenient on-site traffic flow and off-street parking.

School Siting Guidelines

Policy 2.4 Public schools are limited in location to the Municipal Service Districts adopted as a part of the Future Land Use Map series. Public schools are permitted as a matter of right within all residential, A/RR and F/RR land use categories as depicted on the Future Land Use Map. To be considered in designated commercial land use categories, a proposed school site must be functionally related to surrounding land uses and development, in close proximity to the municipal boundary (city limits), and not in environmentally sensitive areas or flood-prone areas.

Development Standards

Policy 2.5 The County will ensure the provision of adequate public facilities through Zoning Ordinances and Subdivision Regulations that will require that proposed developments provide suitable land area for utilities including, but not limited to, water, sewer, solid wastes and drainage.

Policy 2.6 The County will regulate development within all areas subject to flooding. The adopted Floodplain Ordinance shall limit and provide design criteria for land within the 100 year flood zone. Methods including, zoning and subdivision regulations, development clustering incentives and requirements for open space shall be used to minimize adverse development impacts.

Policy 2.7 Potable water wellfields will be protected by requiring contiguous development [located within 660 feet] to either be very low residential density or served by central sewer and consistent with Conservation Element, Policy 6.8.

Objective 3 Innovative Land Development Regulations

Encourage the use of innovative land development regulations that promote complementary mixed land uses, compatible development and protect natural resources.

PUD

Policy 3.1 Innovative land use development patterns, including P.U.D.'s and cluster zoning shall be permitted and encouraged. Land Development Regulations shall establish standards for cluster subdivisions.

Open Space and Agricultural Land Protection

Policy 3.2 Open space will be required to be provided within all residential and mixed use development through lot coverage requirements in the Land Development Regulations and the requirement for usable open space as contained within the Subdivision Regulations. Open space shall be defined as undeveloped land which is free of structures and equipment except that incidental to the land's open space uses. Open space can include, but may not be limited to, the use of land for flood protection, creating a sense of spatial separation for incompatible land uses, the provision of passive recreation, active recreation, or conservation uses, historical site preservation and areas for agricultural operations. All residential development within the Rural Residential (one dwelling unit per 3 acres) Future Land Use designation will be required to preserve open space according to the following criteria:

- a. Tracts over 100 acres must retain 40% open space;
- b. Tracts over 40 and up to 100 acres must retain 30% open space.

Policy 3.3 Agricultural areas will be protected from the encroachment of incompatible development. Residential subdivisions will be discouraged in areas designated primarily for agricultural land use. Development shall be limited to a minimum tract size of at least ten (10) acres.

As an incentive to conserve the use of land for agricultural purposes and/or open space, any development proposed as a Planned Unit Development and/or with a cluster development design pursuant to the Levy County Land Development Regulations, shall receive a density bonus of one (1) dwelling unit per five (5) acres from the undeveloped portion of the same common ownership to be utilized for agriculture and/or open space use, excluding wetlands.

Policy 3.4 Commercial forestry areas will be protected from the encroachment of incompatible development. Residential subdivisions will be discouraged in areas designated for primarily commercial forestry use. Development shall be limited to a minimum tract size of twenty (20) acres. As an incentive to conserve the use of land for silviculture and/or open space, any development proposed as a Planned Unit Development and/or with a cluster development design pursuant to the Levy County Land Development Regulations, shall receive a density bonus of one (1) dwelling unit per ten (10) acres from the undeveloped portion of the same common ownership to be utilized for silviculture and/or open space use, excluding wetlands.

Policy 3.5 Future Land Use Map amendments to the Rural Residential (RR-one dwelling unit per 3 acres) designation shall meet the following minimum criteria:

- a. The property must have direct access to a county paved roadway, or a state road;
- b. The property must be located within five (5) miles of a public school (or 2 miles of a school bus route);
- c. The property must be located within a five (5) mile radius of a municipality or Rural Commercial Node;
- d. The property must be located within one (1) mile of property with the Rural Residential land use designation or a pre-existing subdivision of 20 or more lots of the same or higher density;
- e. The density of one (1) dwelling unit per three (3) acres is compatible with the surrounding land uses.
- f. The minimum parcel size for consideration of densities up to one (1) dwelling unit per three (3) acres is 20 acres. Parcel sizes of less than 20 acres shall be considered only when located adjacent to property with an existing Rural Residential future land use map designation

Policy 3.6 Transfer of Development Rights or Rural Land Stewardship methods shall be reviewed and evaluated in the future for feasibility in Levy County for the preservation of agricultural lands.

Complementary Mixed Land Use Development

Policy 3.7 Non-residential uses (i.e., commercial, industrial, recreational, community facilities and uses) that are “functionally related” to rural and/or agricultural land uses may be permitted in the rural areas of the County. “Functionally related” uses are those activities and development which are consistent with one of the following guidelines and development

requirements:

- a. Occur in connection to farm/agricultural operations, and/or provide services related to the production or marketing of agricultural products. These uses may include, but not limited to, farm equipment repair, large animal veterinary services and farm related sales, packing, crating and shipping facilities. The following development requirements shall apply:
 - 1. Maximum lot size shall be three (3) acres; and
 - 2. Maximum Floor Area Ratio shall be .35.

- b. Provide for community facilities related to social and institutional character of the area. These uses include, but are not limited to, churches, community lodges/centers and daycare centers. The following development requirements shall apply:
 - 1. Maximum lot size shall be three (3) acres; and
 - 2. Maximum Floor Area Ratio shall be .35.

- c. Complement and support the recreation and open space system within rural areas of the county, the intent of which is that the proposed use is not the attraction or destination, rather, but a supporting use that complements the existing recreation and/or open space system within rural areas of Levy County. These uses include, but are not limited to, resource based recreational facilities and amenities such as trail head services and bed and breakfast establishments, excluding hotels and motels. Recreational vehicle parks and camp grounds may be considered by the special exception permit review process when consistent with the following minimum criteria:

The RV park and or campground is located in close proximity to the natural resource or openspace(s) it is intended to complement or support;

Access to the RV park is required from a roadway classified as a major collector, collector, minor arterial or principal arterial;

The parcel proposed for development is a minimum of five (5) acres in area;

The ratio of RV spaces and/or camp sites does not exceed eight (8) spaces per acre;

A minimum area equal to 25% of the total project area is provided as open space and may only be used for passive recreational use. This area shall consist of usable uplands;

Adequate setbacks, screening and buffering are provided between the project area, adjacent non-recreational land uses and public roadways as required by the land development code or deemed appropriate during the special exception review process; and

Accessory uses associated with the RV park, as well as commercial or retail uses, are to be located internal to the park and be of a scale and location as to primarily serve the needs of the guests.

Proposed developments shall be reviewed to ensure such development is compatible with surrounding land uses, are not adverse to the public interest and are consistent with the other provisions and requirements in the Comprehensive Plan. Activities that may generate potential nuisances such as noise, odor, dust, off-site glare, substantial traffic, may be permitted by the Special Exception permit process.

Home Occupation

Policy 3.8 Home occupations, as an accessory and subordinate use of a primary residence, may be permitted to provide for citizens, including handicapped and aged, and other conditions which would limit persons from the workplace. Home occupations may be permitted based on standards and criteria in the Land Development Regulations that protect the surrounding residential development from adverse impacts to the character of neighborhoods or from activities that would endanger the health and safety of the residents of the neighborhood.

In no case, may home occupation exceed thirty percent (30%) of the living area, conduct on premise retail sales; retain outdoor storage; create objectionable noise, fumes, odors, dust, vibration, electrical interference detectable to the normal senses off the lot; generate traffic and/or store or generate hazardous waste.

Development Controls

Policy 3.9 Regulations for buffering of incompatible land uses shall be set forth in the Zoning and Subdivision Regulations.

Policy 3.10 Levy County will adopt sign regulations as a part of the Land Development Regulations. These regulations will specify the acceptable types, sizes, locations and other controls essential to the protection of the public health, safety and general welfare.

Objective 4 Coastal Area

Population concentrations shall be directed away from known Coastal High-Hazard Areas and wetland systems through the designation of Conservation areas and coordination with the

appropriate local or regional hurricane evacuation plan. Coastal High-Hazard Areas shall include all lands in the category 1 evacuation zones.

Policy 4.1 Local Hazard Mitigation plans, including the County Hurricane Evacuation Plan, shall be updated annually by the Emergency Management Director to identify needs and ensure adequate services for those population densities proposed on the Future Land Use Map.

Policy 4.2 Land Development Regulations shall provide for the orderly and well-planned development of hurricane evacuation corridors in order to preserve the safe and efficient traffic circulation on the roadway. This shall include at a minimum, site plan review of all development which would exceed low density standards for residential development and all commercial development. This review shall give special consideration to traffic circulation and access issues, stormwater drainage and flood protection and the provision of public services and facilities.

Policy 4.3 The County shall coordinate the review of proposed development within Coastal High Hazard areas with appropriate governments and regulatory agencies. Development review procedures and processes will be prepared and considered for adoption to enhance coordination and mitigate potentially adverse impacts of future development and redevelopment activities along hurricane evacuation routes.

Objective 5 **Redevelopment**

Encourage the redevelopment and revitalization of blighted areas through the implementation of housing programs and Land Development Regulations directed toward the elimination of substandard housing.

Policy 5.1 The County will use the State Housing Initiative Partnership guidelines to improve the housing stock and provide housing for very low, low and moderate income households by administering services for:

- a. Purchase assistance;
- b. Rehabilitation and repair;
- c. Emergency home repair for the elderly.

Policy 5.2 The County will use and continue to develop private sector incentives and requirements to provide affordable housing for large scale residential developments. At a minimum, the development will provide public facilities and supporting infrastructure in accordance with those standards adopted in the recreation, utilities and transportation elements of this plan.

Policy 5.3 The County shall use the remedial provisions of the standard building code and

consider adoption of a standard code addressing substandard housing.

Policy 5.4 The County will promote safe and sanitary housing and discourage substandard conditions through the permitting process and enforcement of the Standard Building Code and Zoning Regulations.

Policy 5.5 The County will continue to enforce appropriate regulations regarding the creation of illegal junkyards.

Policy 5.6 The County will coordinate rehabilitation and/or demolition programs with the *Levy County Housing Authority* to further efforts to eliminate substandard housing.

Policy 5.7 The County will pursue federal, state or locally developed subsidy programs to assist in the elimination of substandard housing.

Policy 5.8 An exception to the density standards in this plan is allowable for affordable housing, as a means of reducing land and infrastructure costs, as follows: (Basis: AHI #6)

- a. The minimum lot size is reduced to 3,000 square feet for single family districts within a MSD and with both central sewer and central water available, with a commensurate reduction in lot width to 30 feet and lot depth to 70 feet.
- b. There is no minimum lot size for affordable housing constructed as single-family residential districts.

The exceptions above applies to lot size. No exception to the number of dwelling units per acre in the various Future Land Use categories may be granted.

Policy 5.9 The Development Department Director may grant an administrative variance to the front yard setback requirements for affordable housing if it is necessary to allow infill development to conform to the setbacks of existing homes on either side, even if those setbacks are nonconforming. (Basis AHI #8).

Objective 6 Non-Residential Uses in Rural Areas

Reduce the number and intensity of non-residential uses in the rural areas that are inconsistent with the community’s character and future land uses by encouraging the conversion of these uses to less intense and more compatible uses.

Rural Commercial Development

Policy 6.1 The County will provide for traditional neighborhood development in the rural

areas of the County. The overriding intent of this policy is to: 1) promote the redevelopment of inconsistent non-residential development to uses that support rural population concentrations; 2) discourage urban sprawl; and 3) provide a timing mechanism for the establishment of Rural Commercial Nodes.

Limited rural commercial uses to serve the established communities identified in Policy 1.8, may be allowed by the Special Exception permit process and include neighborhood level business (i.e., convenience stores, two pump gas station, barber/beauty shop) to support the personal and retail needs of rural communities and reduce the length and number of trips on the roadway generated by traveling to urban areas. Limited rural commercial uses shall be subject to the following development requirements:

1. Maximum lot size shall be three (3) acres; and
2. Maximum Floor Area Ratio shall be .35.

Policy 6.2 Allowable rural commercial uses will be encouraged to utilize existing residences for professional offices and to provide for low intensity neighborhood retail services. New structures and non-office commercial uses may be permitted and shall be consistent with the following guidelines and criteria.

a. Development and Location Guidelines:

1. Proposed development shall provide landscaping and buffering to blend with existing uses and generally limited to services/retail uses that serve the needs of immediate neighborhood(s);
2. The site must be highly accessible to adjacent residential areas. The applicant shall document the demonstrated need for the proposed development.

b. Access and Spacing Criteria:

1. The site must have paved frontage and be located along a collector or minor arterial roadway. Access at an intersection shall be from the lower classified roadway to the maximum extent possible.
2. Establishment of new development shall be approved based on the following spacing requirements to encourage compact contiguous development and discourage urban sprawl development patterns.
 - a. Proposed development/uses shall not exceed a spacing distance of 1320 feet from an existing business(s); or

- b. If the location is beyond 1320 feet of existing business (s), proposed development shall not be approved within six (6) miles of an established business.

- c. General Provision:
 - 1. Proposed development shall be consistent to development standards and guidelines in the Comprehensive and Land Development Regulations;

The intent is that all commercial uses are contained within a 1/4 mile parameter and conform to Rural Commercial node standards. At the time three businesses are established within a 1/4 mile radius, the County may consider the establishment of a rural commercial node.

Policy 6.3 Existing and continually active commercial and industrial land uses, as of January 23, 1990, located outside designated Municipal Service Districts shall be recognized as conforming rural commercial (CRC) uses.

Policy 6.4 The County will encourage redevelopment of conforming rural commercial (CRC) uses to developments and activities that are consistent with the Future Land Use map series.

- a. Changes in the primary use of these properties shall be limited to uses of equal or less intensity as provided in the Zoning Regulations.

- b. Expansion and/or change of use of conforming rural commercial or industrial uses shall only be allowed on the developed parcel of record and shall meet all current development and buffering standards.

- c. Re-establishment of a use that is inconsistent with the Future Land Use map series, which has been abandoned or discontinued for a period of one (1) year shall be prohibited.

Policy 6.5 The County will identify non-residential uses that are inconsistent with the Future Land Use map series and use tracking procedures to ensure that change of uses, expansions and modifications are consistent with Policy 6.4.

Objective 7 **Natural and Historical Resources**

Ensure that natural and historical resources are protected from the adverse impacts of development.

Policy 7.1 The County supports the State acquisition of environmentally unique or endangered areas, specifically those areas that will be accessible to the public. Resource-based

and/or activity-based recreation areas plans by the County and/or State will be developed to provide maximum access and utilization by the public.

Specific actions taken by the County include the designation of certain privately-owned lands for public acquisition on the Future Land Use Map. Future actions will include, but are not limited to, providing a review and recommendation on resource management plans and revisions to state or district ownership.

Policy 7.2 The Land Development Regulations shall provide for the evaluation of unique natural areas within the 100-year floodplain of the Suwannee River system during the development review process. The identification of such areas shall be based on the best available information provided by the Suwannee River Water Management District or other appropriate sources, including but not limited to, vegetative land cover mapping, resource investigations, and special site investigations. Strategies for protecting unique natural areas shall be coordinated with state and regional resource management agencies.

Policy 7.3 Rural residential development proposed contiguous to the Cedar Key Scrub State Reserve, Manatee Springs State Park and the Wacassassa River shall trigger an automatic request for a review and comment by all affected Federal, State, Regional and Special District agencies prior to approval by the County.

Policy 7.4 The County will coordinate the review of proposed development plans in environmentally sensitive areas with the appropriate resource management agency and where appropriate, with adjacent cities, counties, special districts, and the Regional Planning Council.

Policy 7.5 Historic resources shall be protected by designation as historic sites by the State or the County.

Policy 7.6 Adaptive re-use of historic structures shall be given priority over activities that would harm or destroy the historic value of such resources.

Objective 8 Intergovernmental Coordination

Coordinate the Levy County Comprehensive Plan with the River Basin Resource Planning and Management Programs via formal intergovernmental agreements.

Policy 8.1 The County will prepare draft intergovernmental agreements establishing a mechanism to enhance the coordination of plans to manage and protect of natural resources with the Suwannee River Water Management District (SRWMD) and the Southwest Florida Water Management District (SWWMD). Final agreements will be adopted by resolution by the County.

Policy 8.2 The Levy County Comprehensive Plan will be reviewed and revised as necessary

to ensure consistency with changes in Water Management District plans and their plans for the various basins.

Objective 9 Monitoring and Evaluation of the Comprehensive Plan

By the year 2012, establish a land use database to monitor and project population growth and development needs over the five and ten year planning periods.

Policy 9.1 The 2006 Levy County Evaluation and Appraisal Report shall serve as an appendices to the Levy County Comprehensive Plan adopted in 1990. The 2006 EAR shall provide the baseline data and analysis and basis for evaluation of the Comprehensive Plan for the next five and ten year planning periods.

Policy 9.2 Adopted population projections will provide the basis for indicating Countywide allocation and needs for residential and non-residential land use categories. An assessment of projected needs, existing development patterns, development potentials, including environmental suitability and constraints, and the availability of public facilities shall be used as the basis for the appropriate addition and reduction in allocation of land use categories shown on the Future Land Use Map series.

Policy 9.3 Use the land use database and monitoring procedures to measure the rate of development by Future Land Use categories as identified in Policy 1.2 and to ensure that the level of service standards in the Plan are maintained.

Policy 9.4 By the year 2012, the County shall use the subdivision study of platted and vested subdivisions to assess and to accurately determine the residential land use allocations for a five and ten year planning time frame.

Objective 10 Compatibility

The County shall strive to ensure compatibility between existing active agricultural lands and new subdivisions with a density greater than one dwelling unit per 5 acres.

Policy 10.1 All new subdivisions proposed to be developed adjacent to agricultural land uses or existing agricultural operations shall provide design elements on the plat to mitigate the potential for nuisances caused by either use. Such design elements may include: larger lots than the minimum required for the land use designation, increased setbacks along the boundary abutting the agricultural land use, provision of a non-deciduous vegetative screening, and an interior road system designed to direct traffic away from intensive farming operations.

Policy 10.2 The determination of the appropriate setback distance, the adequacy of the methods proposed for screening and buffering between the agricultural land use and the

development, and the design of the interior road system will be directly related to the agricultural land use designation or the type of existing agricultural activity that is carried out on the land adjacent to the new development. Such design elements shall be shown in detail on the preliminary plat offered for review by the planning commission, and subsequently approved or denied by the board of county commissioners.

Policy 10.3 The County, through its land development code, shall require minimum setbacks and screening and buffering for all new subdivisions and developments abutting active agricultural lands or other incompatible land uses. These regulations shall address potential off-site impacts such as noise, dust, light, and stormwater run-off issues associated with the characteristics of the new development.