

Proposed Amendment to the Clay County Land Development Regulations

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Requested Amendment

Amendment to subsection (b) of Section 20.3-32 Planned Industrial Development Zoning District of Article III. Zoning and Land Use LDRs of Chapter 20. Clay County Land Development Code to permit outdoor storage and indoor storage uses within the zoning district when approved by the County.

Amendment to subsection (k) of Section 20.3-32 Planned Industrial Development Zoning District of Article III. Zoning and Land Use LDRs of Chapter 20. Clay County Land Development Code to permit the consideration of alternative buffers offered in a proposed Planned Industrial Development rezoning application.

Proposed Amendment Language (follows).

Amend subsection (b) of Section 20.3-32 as follows:

Section 20.3-32. PLANNED INDUSTRIAL DEVELOPMENT DISTRICT (Zone PID)

- (b) *Permitted Uses.* All uses included in the Industrial Select (IS), the Light Industrial (IA) and the Heavy Industrial (IB) Zoning Districts, Enclosed Storage for Recreational Vehicles, Boats, and Automobiles, including sale of propane and vehicle wash facilities associated with said use. The use of any storage area shall be limited to dead storage, whether interior to the buildings or outdoor. No activities shall occur within the site which the average person could construe to include the manufacture, repair, sale of goods or services or occupancy for living, whether permanent or temporary, and residential dwellings as an accessory use to the permitted industrial use for the purpose of providing security for the industrial use, providing that any use proposed for the site must be approved by the Board of County Commissioners at the time of zoning approval.

Conditional Uses. A PID zoning application may request the following conditional uses in addition to conditional uses permitted in the Industrial Select (IS), the Light Industrial (IA) and the Heavy Industrial (IB) Zoning Districts and subject to applicable conditions of Section 3-5 of Article III of the Land Development Regulations unless otherwise approved in the PID, providing that any conditional use proposed for the site must be approved by the Board of County Commissioners at the time of zoning approval.

- (1) Mini-warehouses, except location may be approved on a major collector.
- (2) Multi-story mini-warehouses, except location may be approved on a major collector.
- (3) Recreational Vehicle & Boat Storage (not enclosed), provided that the requirement that at least twenty (20) percent of the site shall be in open space shall apply to that area of the PID established for said use. Landscape buffers and other vegetated areas located within the area of the PID designated for said use may be used to achieve this twenty (20) percent requirement.
- (4) Residential dwellings as an accessory use to a conditional use for the purpose of providing security for the use.

Amend subsection (k) of Section 20.3-32 as follows:

- (k) *Visual Barrier:* Proposed non-residential development shall be buffered from adjacent land within the residential land use categories identified in Section 20.3-8 with a ten (10) foot landscaped area, minimum six (6) foot high opaque barrier (fence or vegetation) and tree planting thirty (30) feet on center. For all development commenced on or after January 28, 2003, the provisions of this subsection shall not apply. For developments that commence after this date, the provisions of Article VI of the Clay County Land Development Code (the Tree Protection and Landscaping Standards) will apply unless specific buffer standards are approved by the Board of County Commissioners at the time of zoning approval