

ORDINANCE NO. 2018-\_\_\_\_

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, AMENDING SECTION 3-32 OF ARTICLE III OF THE CLAY COUNTY LAND DEVELOPMENT CODE BEING THE CODIFICATION OF ORDINANCE NO. 93-16, AS AMENDED, AND COMPRISING THE ZONING AND LAND USE LAND DEVELOPMENT REGULATIONS, WHICH SECTION PERTAINS TO PLANNED INDUSTRIAL DEVELOPMENT DISTRICT, BY AMENDING SUBSECTION (b) TO PERMIT OUTDOOR STORAGE AND INDOOR STORAGE USES; BY AMENDING SUBSECTION (k) TO PERMIT THE CONSIDERATION OF ALTERNATIVE BUFFERS IN THE APPROVAL OF A PID; BY AMENDING SUBSECTION (l) TO ADD MINI-WAREHOUSES, MULTI-STORY MINI-WAREHOUSES, RECREATIONAL VEHICLE AND BOAT STORAGE, AND RESIDENTIAL DWELLINGS AS AN ACCESSORY USE, AS CONDITIONAL USES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners (the Board) adopted Ordinance 93-16, as amended, which created Article VIII of the Clay County Land Development Code being the Clay County Zoning and Land Use Land Development Regulations; and

WHEREAS, the Board desires to amend Section 3-32 of Article III relating to the Planned Industrial Development zoning district in order to add certain permitted and conditional uses therein.

Be it ordained by the Board of County Commissioners of Clay County:

Section 1. Subsection (b) of Section 3-32, Planned Industrial Development District, of Article III of the Clay County Land Development Code, is hereby amended in its entirety as follows:

(b) *Permitted Uses.* All uses included in the Industrial Select (IS), the Light Industrial (IA), and the Heavy Industrial (IB) Zoning Districts, residential dwellings as an accessory use to the permitted industrial use for the purpose of providing security for the industrial use, and air-conditioned enclosed storage for recreational vehicles, boats and automobiles, including sale of propane and vehicle gas facilities associated with said use. The use of any storage areas 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 or sale of goods or services or occupancy for living, whether permanent or temporary. Any of these uses proposed for the site must be approved by the Board of County Commissioners at the time of zoning approval.

Section 2. Subsection (k) of Section 3-32, Planned Industrial Development District, of Article III of the Clay County Land Development Code, is hereby amended in its entirety 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 different buffer standards are approved by the Board of County Commissioners at the time of zoning approval.

Section 3. Subsection (l) of Section 3-32, Planned Industrial Development District, of Article III of the Clay County Land Development Code, is hereby amended in its entirety as follows:

(l) *Conditional Uses*-The following uses are permitted in the PID Zoning district, subject to the conditions provided in section 20.3-5. A PID zoning application may request the following conditional uses in addition to the conditional uses permitted in Industrial Select (IS), the Light Industrial District (IA) and the Heavy Industrial District (IB) Zoning Districts, subject to applicable conditions of Section 3-5 of Article III of the Land Development Code, 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) Land Clearing Debris Disposal Facility (Amended 6/98- Ord. 98-27).
- (2) Mini-warehouse, except locations may be approved on a major collector.
- (3) Multi-story mini-warehouses, except location may be approved on a major collector.
- (4) Recreational vehicle and boat storage which is not enclosed shall be located in that area of the PID established for said use, provided that at least twenty (20) percent of the site shall be in open space. Landscape buffers and other vegetative areas located within the area of the PID designated for said use may be used to achieve this twenty (20) percent requirement.
- (5) Residential dwellings as an accessory use to a permitted conditional use for the purpose of providing security for the use.

Section 4. If any portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed so as to render invalid or unconstitutional the remaining provisions of this Ordinance.

Section 5. This ordinance shall take effect as provided by Florida general law.

**DULY ADOPTED** by the Board of County Commissioners of Clay County, Florida, this \_\_\_\_ day of April, 2018.

BOARD OF COUNTY COMMISSIONERS  
CLAY COUNTY, FLORIDA

By: \_\_\_\_\_  
Commissioner Gavin Rollins  
Its Chairman

ATTEST:

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S.C. Kopelousos  
County Manager and Clerk of the  
Board of County Commissioners