

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, RELATING TO ARTICLE III OF THE CLAY COUNTY LAND DEVELOPMENT CODE, KNOWN AS THE ZONING AND LAND USE LDRs ADOPTED PURSUANT TO ORDINANCE 93-16, AS SUBSEQUENTLY AMENDED AND COMPRISING THE ZONING AND LAND USE PROVISIONS BY AMENDING THE FOLLOWING SECTIONS: SECTION 3-5 RELATED TO CONDITIONAL USES TO ADD A CONDITIONAL USE FOR RURAL EVENT VENUE AS SUBSECTION (b1) AND, TO PROVIDE THE CONDITIONS REQUIRED FOR THE NEW CONDITIONAL USE, AND TO RE-ORDER THE SUBSEQUENT SUBSECTIONS ACCORDINGLY; SECTION 3-33A.II.1.b RELATED TO THE CONDITIONAL USES IN BRANAN FIELD RURAL SUBURBS LAND USE (BF RS) TO ADD A NEW SUBSECTION (xiii) FOR RURAL EVENT VENUE; SECTION 3-33B.B.3.b RELATED TO THE CONDITIONAL USES IN LAKE ASBURY RURAL COMMUNITY (LA RC) LAND USE TO ADD A NEW SUBSECTION (xi) FOR RURAL EVENT VENUE; SECTION 3-12(c) RELATED TO THE CONDITIONAL USES IN AGRICULTURAL DISTRICT (AG) TO ADD A NEW SUBSECTION (37) FOR RURAL EVENT VENUE; AND SECTION 3-13(c) RELATED TO CONDITIONAL USES IN AGRICULTURAL/RESIDENTIAL DISTRICT (AR) TO ADD A NEW SUBSECTION (27) FOR RURAL EVENT VENUE ; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board desires to amend certain provisions in Article III of the Clay County Land Development Code as provided below.

Be It Ordained by the Board of County Commissioners of Clay County:

**Section 1.** As used herein, the term “Article III” shall mean and refer to Article III of the Clay County Land Development Code, (the Code), being the codification of Ordinance No. 93-16, as subsequently amended, and comprising the Zoning and Land Use provisions of the Code.

**Section 2.** Section 3-5 of Article III, which provides for conditional uses, is hereby amended to add Rural Event Venue as a new Conditional Use as follows:

(bm) Rural Event Venue.

(1) For purposes of this subsection, a Rural Event Venue shall mean a venue located on land within the Branan Field Master Plan with a land use designation of Rural Suburbs, land within the Lake Asbury Master Planned with land use designation of Rural Community, land zoned Agriculture or land zoned Agricultural/Residential within which the following uses are permitted:

- (i) The uses permitted under the Rural Event Center conditional use (Subsection 3-5(bl)) including the congregation of people in exchange for remuneration for events that include weddings, family reunions, class reunions, company retreats and picnics or other similar events or celebrations, together with food, beverage and sundries vendors engaged for an event.
- (ii) The uses permitted under the Youth Camps conditional use (Subsection 3-5(bv)), which may be undertaken in exchange for remuneration.
- (iii) The uses permitted under the Retreat Centers conditional use (Subsection 3-5(bh)), which may be undertaken in exchange for remuneration.

(2) Definitions - For the purposes of this subsection, the following words and phrases shall have the meanings ascribed to them by this subsection:

- (i) *Cabin* - means a structure that is permanently affixed to the ground and shall comply with all applicable building codes and regulations adopted by the Board of County Commissioners and the State of Florida.
- (ii) *Cabin Site* – means a parcel of land which is utilized for a cabin. Cabin Sites shall be shown on an approved site plan in accord with this section.
- (iii) *Recreational Vehicle* – means, for the purpose of this section, a vehicular portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreation or vacation uses, permanently identified as an RV by the manufacturer of the vehicle and shall include:
  - a. Camping trailer (including the terms pop-up or pop-out trailer), which means a folding structure, mounted on wheels and designed for travel, recreation or vacation use;
  - b. Motor home, which means a portable, temporary dwelling to be used for travel, recreation or vacation uses, and constructed as an integral part of a self-propelled vehicle;
  - c. Travel trailer (including the term fifth-wheel trailer), which means a non-self-propelled structure;
  - d. Truck camper (including the terms pick-up coach, topper or slide out camper), which means a structure designed to be mounted on the bed or chassis of a truck.

- (iv) Recreational Vehicle Site – means a parcel of land within a campground designed and improved for the accommodation of not more than one Recreational Vehicle or up to two tents. Recreational Vehicle Sites shall be shown on an approved site plan in accord with this Section.
- (v) Retreat Center - means facility comprised of Retreat Facilities and Accessory Buildings/Facilities designed to accommodate Retreat Activities.
- (vi) Retreat Facility - means a facility generally consisting of one or more main buildings functioning as the Retreat Center, including Buildings or facilities, typically clustered, including guest house accommodations, either separate or in conjunction with the Retreat Facilities; administrative facilities, including housing accommodations permitting full-time residences for administrative personnel; chapels; canteen (service) building(s) containing restroom facilities, bath-house facilities, pool facilities, food service facilities, snack bar, multi-use areas, and small areas for producing hand-made arts and crafts, literature and tapes, and other miscellaneous items; maintenance shed and workshop; gazebo area; recreational and picnic areas including ball diamond, children’s play area, and other game areas as desired and as space permits; and camping area (small scale) including tent camping, Adirondack style facilities, and Recreational Vehicle units the use of which is limited to the attendees of Retreat Activities for overnight and short-term lodging.
- (vii) Retreat Activities – means activities undertaken at Retreat Centers by which the natural amenities of the land are utilized for physical, mental and spiritual relaxation and rehabilitation through Retreat Facilities and Accessory Buildings/Facilities. Such activities may include general assembly for fellowship activities, worship, seminars, and specialized training, rehabilitative and therapeutic programs, and may include regular meetings of a group or congregation for purposes typically associated with uses permitted under Section 3-38 herein.
- (viii) Sanitary Station – means a facility used for removing and disposing of waste from Recreational Vehicle holding tanks and other structures/residences.
- (ix) Tent – means a collapsible structure of canvas or other material, stretched and sustained by poles and usually made fast by ropes attached to pegs or stakes hammered into the ground.
- (x) Tent Site – means a parcel of land within a Rural Event Venue designed and improved for the accommodation of up to two tents.

- (3) The conditions applicable to the Rural Event Venue uses permitted under paragraph (1) hereof are as follows:
- (i) The parcel shall not be less than fifty (50) contiguous acres in size.
  - (ii) The parcel must be accessible by a paved public road.
  - (iii) All parking for each use shall be on-site only. Off-site parking is prohibited. On-site parking may be unpaved provided that the area set aside for parking is clearly delineated and attendants are deployed as needed to ensure that parking is in rows with sufficient space between rows for vehicle parking and exiting maneuvering.
  - (iv) A perimeter buffer shall be required in accord with Section 6-8 of Clay County Ordinance 2003-19, which pertains to perimeter buffers under the Tree Protection and Landscaping Standards contained therein. Specifically, perimeter buffers shall be a minimum of seventy-five (75) feet in width and in compliance with those regulations applicable to Type "B" perimeter buffer as specified in paragraph 6-8(5)(b) of said ordinance, as amended.
  - (v) Prior to commencing the operation of a Rural Event Venue, the operator thereof must submit to the Planning and Zoning Division an application for a conditional use verification. This will include at a minimum, a site plan submitted for staff review and approval. The site plan shall show the following elements: Tent, Recreational Vehicle, semi-primitive wilderness, and Cabin Sites; recreational areas; waterfront development such as swimming areas, boardwalks, docks or canoe launch sites; specific buildings and their uses; buffers; driveways and roads; access points, and other elements as requested by County staff.
  - (vi) All outdoor activity areas, swimming pools, ball fields and courts and parking areas must be set back at least one hundred (100) feet from all property lines.
  - (vii) Held Events must comply with the requirements of the Clay County Event Ordinance (Chapter 12, Article X, Clay County Code of Ordinances) where applicable.
  - (viii) Recreational Vehicle Sites to comprise no more than twenty (20) percent of the area of the property.
  - (ix) Alcoholic beverages may be sold to event attendees for on-site consumption only provided that a license therefor has been issued by the Florida Division of Alcoholic Beverages and Tobacco, and that sales occur only between the hours of 7:00 a.m. and 12:00 a.m. Attendees may bring alcoholic beverages

on-site if permitted by the operator to be consumed on-site in connection with a specific event.

(x) Design and other standards for Recreational Vehicle Sites:

- a. The density of camp sites in Rural Event Venue shall not exceed a maximum density of twelve (12) RVs or twenty-four (24) tents per net acre.
- b. The setback for all camp sites and permanent structures from all public road rights-of-way and the parcel boundary shall be a minimum one hundred (100) feet.
- c. Access. Each Recreational Vehicle site shall abut on at least one internal road within the boundaries of the Rural Event Venue, and access to the site shall be only from such an internal road.
- d. Tent camping may also be permitted on individual Recreational Vehicle Sites.
- e. There shall be a stabilized pad on the site for parking of the Recreational Vehicle.
- f. Setbacks (for individual sites): Recreational Vehicles, seating, fire rings and all other accessory facilities and equipment shall be set back at least five (5) feet from the internal access road.
- g. Recreational Vehicle appurtenances and accessory structures. Temporary appurtenances, such as cabanas and awnings, may be erected on a Recreational Vehicle Site as long as such appurtenances do not intrude into a designated buffer area or violate state standards.

(xi) Cabin Site standards:

- a. Each Cabin Site or group of cabins shall have access to an internal road within the boundaries of the Rural Event Venue, and access to the site shall be only from such an internal road.
- b. Cabins shall not exceed a maximum of 5,000 square feet each in size.
- c. Cabins, seating, fire rings and all other accessory facilities and equipment shall be set back at least five (5) feet from the internal access road.

(xii) Tent Site standards:

- a. Tent Sites should be clustered away from Recreational Vehicle Sites to minimize noise and visual impacts.
- b. Each Tent Site shall have access to an internal road within the boundaries of the Rural Event Venue, and access to the site shall be only from such an internal road.
- c. Tents, seating, fire rings and all other accessory facilities and equipment shall be set back at least five (5) feet from the internal access road.

(xiii) No Recreational Vehicle, cabin, or tent shall be considered to be a permanent residence, and occupancy shall be limited to 180 consecutive days, and no more than 200 days in any one year.

(xiv) Adequate sewage treatment, permitted by the appropriate entity, will be provided for the uses within the Rural Event Venue.

(xvi) The provisions of Sec. 15-5 of the Clay County Code shall not apply to artificially amplified sound or noise or to percussive sound or noise, both as defined in said Sec. 15-5, coming from the property on Thursdays between the hours of 5 p.m. to 10 p.m., on Fridays and/or Saturdays between the hours of 9:00 a.m. to 11:00 p.m. and/or on Sundays between the hours of 10 a.m. to 5 p.m.

**Section 3.** Section 3-5 is hereby amended to re-order all of the conditional uses, inclusive of the additions in Sections 2 above, alphabetically, as follows:

- (bm) ~~Sales from Vehicles~~ Rural Event Venue
- (bn) ~~Seasonal Outdoor Sales~~ Sales from Vehicles
- (bo) ~~Skating Rinks and Skate Parks (Indoor)~~ Seasonal Outdoor Sales
- (bp) ~~Solar Farms~~ Skating Rinks and Skate Parks (Indoor)
- (bq) ~~Swimming Pools~~ Solar Farms
- (br) ~~Temporary Living Quarters during contraction of a residence~~ Swimming Pools
- (bs) ~~Temporary Structures or Buildings~~ Temporary Living Quarters during contraction of a residence
- (bt) ~~Trench Sanitary Landfill~~ Temporary Structure or Buildings
- (bu) ~~Youth Camps~~ Trench Sanitary Landfill
- (bv) Youth Camps

**Section 4.** Subsection 3-12(c) is hereby amended to add the Rural Event Venue Conditional Use in the Agricultural District (Zone AG) as follows:

(37) Rural Event Venue

**Section 5.** Subsection 3-13(c) is hereby amended to add the Rural Event Venue Conditional Use in the Agricultural/Residential District (Zone AR) as follows:

(26) Rural Event Venue

**Section 6.** Subsection 3-33AII.1.b. is hereby amended to add the Rural Event Venue Conditional Use in the BF Rural Suburbs (BF RS) land use as follows:

xiii. Rural Event Venue.

**Section 7.** Subsection 3-33.B.B.3.b is hereby amended to add the Rural Event Venue Conditional Use in the Lake Asbury Rural Community (LA RC) Land Use as follows:

xi. Rural Event Venue

**Section 8.** If any section, phrase, sentence or portion of the ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

**Section 9.** 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 September, 2024.

BOARD OF COUNTY COMMISSIONERS  
OF CLAY COUNTY, FLORIDA

By: \_\_\_\_\_  
Jim Renninger, Its Chairman

ATTEST:

By: \_\_\_\_\_  
Tara S. Green,  
Clay County Clerk of Court and Comptroller  
Ex Officio Clerk to the Board