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ARTICLE II

LAND USE: TYPE, DENSITY AND INTENSITY

2.00.00 GENERALLY

A regulation of the City of Blountstown, Florida establishing land use districts and regulating the uses of land therein: specifying off-street parking and loading requirements; adopting general land use regulations; adopting a map for the purpose of indicating land use districts; describing land use rules and regulations; establishing certain building and zoning regulations in each of the said districts: regulating land uses and accessory uses; prescribing the percentage of land area which may be occupied under varying circumstances; providing for variances and nonconforming uses; providing a method of administration, and practices and procedures for enforcement; and for other purposes.

2.00.01 Definitions

Arterial Street

A street designed or utilized primarily for high speed vehicular movements and heavy volumes of traffic.

Arts and Crafts Establishments

The sales, teaching practice, production and repair of articles, in the arts and crafts field, providing that such establishments shall be limited to those requiring special artistic skills or manual skills of a handicraft nature, and shall not include those for mass manufacture of identical articles or those which, because of operational characteristics would be inappropriate to the character of an arts and crafts area.

Automotive Repair

The repair, rebuilding or reconditioning of motor vehicles or parts thereof, including collision service, painting, and steam cleaning of vehicles.

Automobile Service Station

An establishment used for the retail sale of gasoline and oil and where grease, batteries, tires and automobile accessories are sold at retail, and where minor mechanical repairs may be accomplished, but excluding body repairs and major mechanical repairs.

Automotive, Mobile Home, Trailer, and Farm Implement Sales

The sale or rental of new and used motor vehicles, mobile homes, trailers or farm implements, but not including repair work except incidental warranty repair of same to be displayed and sold on the premises.

Automotive Wrecking

The dismantling or wrecking of used motor vehicles, mobile homes, trailers, or the storage, sale or dumping of dismantled, partially dismantled, obsolete or wrecked vehicles or their parts.

Bar or Cocktail Lounge

Any establishment devoted primarily to the retailing and on-premises drinking of alcoholic beverages.

Basement

A story all or partly underground but having at least one-half of its height below the average level of the adjoining ground.

Block

A piece or parcel of land entirely surrounded by public highway or streets, other than alleys, water courses, railway rights-of-way, physical barriers or a combination thereof.

Block Face

That portion of a block with continuous frontage along a single street.

Boarding House, Rooming House, Lodging House, or Dormitory

A building or part thereof, other than a hotel, motel, or restaurant, where meals and/or lodging are provided for compensation, for four or more unrelated persons where no cooking or dining facilities are provided in individual rooms.

Buffer or Buffer Strip

Shall mean the same as "Visual Screen".

Buildable Area

The portion of a lot remaining after required yards have been provided.

Building

Any structure either temporary or permanent, having a roof, and used or built for the shelter or enclosure of persons, animals, or property of any kind. This definition shall include among others tents, mobile homes, vehicles which function as buildings, billboards, utility substations or similar facilities.

Building Accessory

A subordinate building, the use of which is incidental to that of the dominant use of the main building or land.

Building, Alterations of

Any change in the supporting members of a building (such as bearing walls, beams, columns, and girders) except such change as may be required for its safety; and addition to a building; any change in use resulting from moving a building from one location to another.

Building Height

The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and the mean height between eaves and ridge for gable, hip and gambrel roofs.

Building Line

The extreme overall dimensions of a building as staked on the ground, including all area covered by any vertical projection to the ground, including all area covered by any vertical projection to the ground or overhang of walls, roof or any other part of a structure, whichever is nearest to the property line, will be considered as the building line provided, however, that a roof overhang not exceeding two (2) feet shall not be in the determination of a building line.

Building, Principal

A building in which is conducted the main or principal use of the lot on which said building is situated.

Building Setback Line

A line parallel to the property line at the distance prescribed by this zoning Ordinance under minimum building setbacks. See also "Setback".

Bulk

A term used to describe the size and shape of a building or structure and its relationship to other buildings, to the lot area for a building and to open spaces and yards.

Bulkhead

A structure separating land and water areas, primarily designed to resist earth pressures.

Carport

An accessory structure or portion of a principal structure, consisting of a roof and supporting members such as columns or beams, unenclosed from the ground to the roof on at least two sides, and designed or used for the storage of motor driven vehicles.

Cemetery

Land used or intended to be used for the burial of the animal or human dead and dedicated for cemetery purposes, including crematories, mausoleums, and mortuaries if operated in connection with and within the boundaries of such cemetery.

Change of Occupancy

The term "change of occupancy" shall mean a discontinuance of an existing use and the substitution therefor of a use of a different kind or class. Change of occupancy is not intended to include a change of tenants or proprietors unless accompanied by a change in the type of use.

Child Care Center or Facility

An enterprise involving the care of three (3) or more children at one and the same time, either by day or night, which children are not foster children or related by blood or marriage to the operator. The term includes day nurseries, kindergartens, nursery schools and similar terms used to identify places where such enterprise is carried on.

Church

A building used for periodic congregation of persons to express religious beliefs; including temples, synagogues and similar structures.

City

Shall mean the City of Blountstown, Florida.

Clinic

A place used for the care, diagnosis and treatment of sick, ailing, infirm, or injured persons, and those who are in need of medical and surgical attention, but who are not provided with board or room or kept overnight on the premises.

Club

A building or portion thereof or premises owned or operated for a social, literary, political, educational, or recreational purpose primarily for the exclusive use of members and their guests.

Club, Private

An association or organization of a fraternal or social character, not operated or maintained for profit; does not include casinos, night clubs, or other institutions operated for a profit.

College

An institution of higher learning not established and operated for profit or as a commercial enterprise, and is recognized by the State of Florida as an institution offering post high school curriculum.

Commercial Vehicle

Any vehicle designed, intended or used for transportation of people, goods, or things, other than private passenger vehicles and trailers for private nonprofit transport of goods and boats.

Completely Enclosed Building

A building separated on all sides from adjacent open space, or from other buildings or other structures, by a permanent roof and by exterior walls or party walls, pierced only by windows and normal entrance or exit doors.

Comprehensive Plan

The Land Use Element, Housing Element, Public Facilities Element, and other planning elements adopted by the governing body for the general guidance of the community development.

Convalescent Home

A building, or portion thereof, where living accommodations and nursing or personal care are provided for 3 or more persons suffering from illness, other than mental or contagious, which is not of sufficient severity to require hospitalization, or for persons requiring further institutional care after being discharged for a hospital other than a mental hospital; includes Extended Care Facilities.

Convenience Goods

Nondurable, consumer retail items, generally small, which are normally used or consumed on a continuing basis and which must be frequently replenished. The term includes such items as drugs, food supplies, bakery products, meats, hardware items, books and curios and flowers.

Cluster Siting

The non-standard siting of residential or commercial structures at higher than normal densities. Structures are grouped without regard to standard setback and lot sizes so as to afford greater open space areas. Used in this regulation as compensating mechanism for those sections of a parcel, up to twenty-five percent, that may be rendered undevelopable by regulation. This use requires review and approval by the City Manager and Council. See 20.27.

Density

A unit of measurement; the number of dwelling units per acre of land.

Density, Gross

The calculated number of dwelling units per acre of the total land to be developed.

Density, Net

The calculated number of dwelling units per acre of land when the acreage involved includes only the land devoted to residential uses. This excludes streets, highways, parking lots and physical area of land designated by the Ordinance.

Development, Plan of

A scaled, accurate representation of the manner in which land is intended to be used and other materials affecting use of such property, prepared in accordance with the requirements and standards of this Zoning Ordinance.

Development Standards

Minimum regulations imposed by this Zoning Ordinance which must be met in order to obtain a certificate of occupancy or a building permit for use of land or structure or both.

Dormitory

A building comprising multiple unit dwellings, under resident supervision, containing rental units without kitchen facilities and some or all units without private bath facilities; and where common dining facilities may be furnished. Units in dormitories are designed and operated for rental by periods of one week or longer, as distinguished from transient guests by the day.

District

An area within which zoning regulations are generally uniform and apply to a stated character of land use.

Dwelling or Dwelling Unit

Any building, portion thereof, or other enclosed space or area used as or intended for use as the home of one family, with separate cooking and housekeeping facilities, either permanently or temporarily.

Dwelling, Single Family

A detached building designed for and occupied by one family as a home, with cooking and housekeeping facilities. This shall not include mobile homes, travel trailers, motor homes, house boats, tents or similar housing types.

Dwelling, Two Family

A detached building occupied by or designed for occupancy by two families only, with separate cooking and housekeeping facilities for each. This shall not include mobile homes or similar housing types.

Dwelling, Multiple Family

A building designed for or occupied by three or more families, with separate cooking and housekeeping facilities for each. This shall not include mobile homes or similar housing types.

Easement

A grant by a property owner of the use of land for a specific purpose or purposes by the general public, or a corporation or a certain person or persons.

Erected

The word "erected" includes built, constructed, reconstructed, moved upon or any physical operations on the premises required for building. Excavations, fill drainage, and the like shall be considered a part of erection.

Expansion, Building or Use

The addition of enclosed or unenclosed rooms or storage spaces, porches, or parking areas, to an existing building or use on a parcel of land.

Family

One or more persons occupying a single dwelling unit and using common cooking facilities, provided that unless all members are related by blood, adoption or marriage no such family shall contain over five persons, but that such family may also include gratuitous guests and servants in addition.

Fixed Dwelling

A dwelling unit (or structure containing several units) attached to a permanent foundation.

Floor Area

The sum of the gross horizontal areas of the several floors of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two (2) buildings, excluding attic areas with a headroom of less than seven (7) feet, unenclosed stairs or fire escapes, elevator structures, cooling towers, areas devoted to air conditioning, ventilating or heating or other building machinery and equipment, parking structures, and basement space where the ceiling is not more than an average of forty-eight (48) inches above the general finished and graded level of the adjacent portion of the lot.

Floor Area Ratio (Far)

The gross floor area of the building or buildings on any lot divided by the area of the lot. Parking garages, covered patios, walkways and similar areas are calculated at 50% of their area.

Food Processing

The preparation, storage, or processing of food products on a large scale. Examples of these activities include wholesale bakeries, dairies, canneries, and other similar activities or businesses.

Fowl

Any guineas, peafowls, pheasant, pigeons, or poultry.

Frontage, Building

The outside wall surface of a building or of an enclosed porch on a building that is nearest to the front lot line, or, in the case of a wall surface not parallel to the front lot line, the average of the longest and shortest distance of the wall from the front lot line.

Frontage, Building, Street

All the property on the side of a street between two intersecting streets (crossing or terminating), or if the street is dead ended, then all the property abutting on one side between an intersecting street and the dead end of the street.

Garage, Commercial

A building or portion thereof used for equipping, servicing, repairing, rental, selling and/or storing self-propelled motor vehicles. Gasoline, oil, grease, batteries, tires and motor vehicle accessories may be supplies and dispensed at retail.

Garage, Private

A building or part thereof designed and/or used for inside parking of self-propelled private passenger vehicles by the occupants of the house or other principal structure on the premises or by the occupants of or employees of a particular firm.

Garage, Public

A building or part thereof designed or used for indoor or partially indoor (covered) parking of self-propelled private passenger vehicles, operated as a commercial enterprise, accessory to a commercial enterprise, or as a governmental service and providing only incidental services for such vehicles as are parked therein.

Golf Course

Public or private course of at least ten (10) acres designated for golf play.

Green House

A building limited to six hundred (600) square feet of floor area designed or used for growing or propagating plants with walls or roof usually designed to transmit light. Greenhouses shall not be construed to include commercial horticultural activities.

Guest House or Cottage

A dwelling unit in a building separate from and in addition to the main residential building on a lot, intended for intermittent or temporary occupancy by a nonpaying guest, provided, however, that such quarters shall have no cooking facilities and not rented or otherwise used as a separate dwelling.

Habitable Rooms

All living spaces within a dwelling unit (house, apartment, townhouse, mobile home) arranged in such fashion as to be commonly described as kitchen, dining room, living room, dinette, partitioned area that is designed, to be used, or that may be used, in the opinion of the governing body, as a room for the carrying on of general family activities. Excluded from the category of habitable rooms are bathrooms, powder rooms and laundry rooms used exclusively for storing and/or installation of laundry equipment.

Home Association

An incorporated, non-profit organization operating under recorded land agreements through which, (a) each lot and/or Home Owner in a planned or otherwise described land area is automatically a member and (b) each lot is automatically subject to a charge for a proportionate share of the expenses for the Organization's activities, such as maintaining a common property, and (c) the charge if unpaid becomes a lien against the property.

Home Occupation

An occupation conducted in a dwelling unit, provided that: no more than one person, other than members of the family residing on the premises, shall be engaged in such occupation; the use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupant, and not more than twenty-five percent (25%) of the floor area of the dwelling unit shall be used in the conduct of the home occupation; no home occupation shall be conducted in any accessory building; see Section 2.01.21 for other standards applying to home occupations.

Hospital

A building or group of buildings having facilities for overnight care of one or more human patients, providing services to in-patients and medical care to the sick and injured, and which may include as related facilities laboratories, out-patient services, training facilities, central service facilities, and staff facilities; provided, however, that any related facility shall be incidental and subordinate to principal hospital use and operation.

Hotel

A transient commercial lodging establishment consisting of one or more buildings used only for this purpose, including accessory uses such as eating and drinking facilities, recreation facilities and parking. This category includes motels and motor hotels. Lodgings may consist of sleeping rooms only or may include cooking facilities also, but are not intended for long term occupancy. (See Apartment Hotel).

Junk Vehicle

Any vehicle, self-propelled or towed, which is unused, unmoved, unmaintained, or otherwise abandoned for a period of ninety (90) days.

Institution

Building and/or land designed to aid individuals in need of mental, therapeutic, rehabilitative counseling, or other correctional services.

Junk Yard

Place, structure or lot where junk, waste, discarded, salvaged, or similar materials such as old metals, wood, slush, lumber, glass, paper, rags, cloth, bagging, cordage, barrels, containers, etc. are bought, sold, exchanged, baled, packed, disassembled, or hauled, including auto wrecking yards, used lumber yards, house-wrecking yards, and yards or places for storage or handling of salvaged house wrecking and structural steel materials. This definition shall not include pawn shops and establishments for the sale, purchase, or storage of usable second hand cars, salvaged machinery, used furniture, radios, stoves, refrigerators or similar household goods and appliances. Nor shall it apply to the processing of used, discarded, or salvaged materials as part of manufacturing operations.

Kennel, or Veterinary Hospital or Clinic

An establishment where more than three (3) dogs, cats or other small domestic animals over six (6) months old are bred, boarded, cared for and sold for profit or public service.

Lot

A parcel of land occupied or intended to be occupied by one or more principal buildings and its accessory buildings, with such open and parking spaces as are required by the provisions of this regulation, and having its frontage upon a street.

Lot Area

The total horizontal area within the lot lines of the lot.

Lot Corner

A lot abutting upon two or more streets at their intersection or upon two parts of a street which form an interior angle of less than one hundred thirty-five (135) degrees. The point of intersection of the street lines is the corner.

Lot Coverage

The area of the lot occupied by the ground floor of all buildings, principal and accessory, measured from the exterior faces of exterior walls, or from exterior faces of supporting exterior columns for any portion of the ground floor not enclosed by exterior walls, or from the centerline of walls separating two buildings.

Lot, Interior

A lot other than a corner lot.

Lot Depth

The mean (average) horizontal distance between the front and rear lot lines, measured at right angles to the street lines.

Lot, Key

A lot having its side lot lines coincident on one or both sides with the rear lot lines of adjacent lots.

Lot, Mobile Home

A space within a mobile home park for the placement of a single mobile home and for the exclusive use of its occupants.

Lot, Through (Double Frontage)

An interior lot having frontages on two parallel or approximately parallel streets.

Lot Width

The mean (average) horizontal distance between the side lot lines, measured at right angles to the lot depth, with the minimum to comply with this code to be measured at the front setback lines.

Lot Line, Front

The lot line separating the lot from the right-of-way of the principal street on which the lot abuts.

Lot Line, Rear

The lot line opposite to and most distant from the front lot line.

Lot Line, Side

Any lot line other than a front or rear lot line. A side lot line of a corner lot, separating a lot from a street, is called a side street lot line. A side lot line separating a lot from another lot is called an interior lot line.

Lot of Record

A lot which is a part of a recorded plat or a lot described by metes and bounds, the map and/or description of which has been recorded according to Florida Law.

Maintenance and Storage Facilities

Land, buildings, and structures devoted primarily to the maintenance and storage of construction equipment and material.

Manufacturing, Heavy

Manufacturing, processing, assembling, storing, testing, and similar industrial uses which are generally major operations and extensive in character; require large sites, open storage and service areas, extensive services and facilities, ready access to regional transportation; and normally generate some nuisances such as smoke, noise, vibration, dust, glare, air pollution, and water pollution, but not beyond the district boundary.

Manufacturing, Light

Manufacturing or other industrial uses which are usually controlled operations; relatively clean, quiet, and free of objectionable or hazardous elements such as smoke, noise, odor, or dust; operating and storing within enclosed structures; and generating little industrial traffic and no nuisance.

Manufacturing, Extractive

Any mining, quarrying, excavating processing, storing, separating, cleaning, or marketing of any mineral natural resource.

Medical Service or Use

Medical service of use shall be construed as a service or use provided by persons professionally engaged in the care, treatment and diagnosis of human illness and health conditions, including medical doctors, dentists, osteopaths, psychiatrists, surgeons, chiropractors and similar professions. The term does not include repairs or sales of medical equipment or drugs or of any other tangible personal property stored or located within the structure.

Mobile Home

A detached dwelling unit intended for occupancy by a single family suitable for year-round occupancy which is equipped with wheels or has provisions for attachment with wheels, and arrives at the site complete and ready for occupancy except for minor and incidental unpacking, assembly and connections.

Mobile Home Park

A parcel of land five acres or more designed, constructed, equipped, operated, managed and maintained for the purpose of providing spaces for rent or lease of mobile homes, or for sale within a managed condominium arrangement.

Mobile Home Space

A plot of ground within a mobile home park designated for the accommodation of one mobile home.

Net Residential Acreage

Land used or proposed to be used for the placement of dwelling units and their accessory uses, private open spaces, parking areas, etc. Does not include streets or public recreation or open spaces.

Night Club

A restaurant, dining room, bar, or other similar establishment providing food or refreshments wherein floor shows or other forms of entertainment by persons are provided for guests.

Nursing Home

A home for aged, chronically ill, or incurable persons, in which three or more persons not of the immediate family are received, kept, or provided with food and shelter or care for compensation, but not including hospitals, clinics, or similar institutions devoted primarily to the diagnosis and treatment of the sick or injure.

Nursery, Plant Materials

Land, buildings, structures, or combination thereof for the storage, cultivation, transplanting of live trees, shrubs, or plants offered for retail sale on the premises including products used for gardening or landscaping.

Nursery School

A place for the day care and instructions of children not remaining over night; includes day-care centers.

Open Space

An area open to the sky which may on the same lot with a building. The area may include, along with natural environment features, non-enclosed swimming pools, tennis courts or any other open recreational facilities. Streets, structures for habitation, and the like shall not be included.

Personal Services

Any enterprise conducted for gain which primarily offers services to the general public such as shoe repair, watch repair, barber shops, beauty parlors, and similar activities.

Plat

A map, plan or layout of a county, city, town, section or subdivision indicating the location and boundaries of properties.

Porch

A roofed-over space attached to the outside of an exterior wall of a building which has no enclosure other than the exterior walls of such building. Open mesh screening shall not be considered enclosure.

Poultry

Any chickens, turkeys, ducks, or geese.

Poultry Market

A commercial establishment or place where live poultry or fowls are kept and prepared for sale, including killing and cleaning.

Professional Service or Use

Professional service or use shall be constructed as a service or use provided by persons generally engaged in rendering executive, sales or administrative services or activities, including accountants, city planners, architects, engineers and land surveyors, lawyers, insurance offices, real estate offices, stock brokers, and administrative agencies considered professional in character, except medical services. The term does not include repairs or sales of tangible personal property stored or located within the structure nor any use or service that would be incompatible by reason of noise, odor, vibration, etc., to another professional service or use, nor does the term include personal services.

Resource Development Activity

A use, structure or activity located and carried on to exploit a particular natural resource, such as excavation for gravel and fill, mining, or other extracting industry or activity.

Restaurant

An establishment where food is ordered, prepared, and served for pay.

Restaurant, Conventional

A restaurant with a seating capacity of thirty persons or more wherein the number of counter stools does not exceed twenty percent of the total number of seats, including table or booth seats, and food is served primarily for consumption on the premises in a completely enclosed room, under roof of the main structure.

Restaurant, Drive-In

A restaurant wherein special facilities are available or special provision is made to make available service or goods to be consumed by patrons in automobiles, or by patrons who may serve themselves and consume the goods in other than a completely enclosed structure or an interior court on the premises. The term includes any restaurant offering special "curb service" or "drive-in service".

Restaurant, Short Order, or Delicatessen

A restaurant with a seating capacity of less than fifty persons; or a restaurant with a seating capacity of fifty persons or more wherein the number of counter stools exceeds twenty percent of the total number of seats, including table or booth seats, and food is served primarily for consumption on the premises in a completely enclosed room, under roof of the main structure or in an interior court.

Restricted Use

A use that may be allowed under special provision of a use/zoning district but only with the scrutiny and approval of the City Manager and Council. Standards include whether the use is in keeping with the character of the immediate neighborhood and whether any special provisions need be made by the applicant for the use to be allowed.

Revetment

A facing of stone, concrete, etc., built to protect a scarp, embankment, or shore structure against erosion by wave action or current.

Right-of-Way

A strip of land taken or dedicated for use as a public way. In addition to the roadway, it normally incorporates the curbs, lawn strips, sidewalks, lighting and drainage facilities and may include special features (required by the topography) such as grade separation, landscaped areas, viaducts, and bridges.

Roadside Stand

A temporary structure designed or used for the display or sale of agricultural and related products.

Rooming House

An establishment under resident supervision, where sleeping accommodations for four or more persons is available for rental by periods of one week or longer, as distinguished from transient lodgings open for transient guests by the day.

Setback

The minimum horizontal distance from a lot line to a building line, as required by this regulation.

Story

That portion of a building, other than a basement or mezzanine, included between the surface of any floor and the floor next above it; or, if there is no floor next above it, then the space between such floor and ceiling next above it.

Story, Half

A space under a sloping roof which has the line of intersection of roof decking and wall face not more than three feet above the top floor level, and in which space not more than two-thirds of the floor area is finished for use. A half-story containing independent living quarters shall be construed as a full story.

Structure

Anything constructed or erected, the use of which requires a location on the ground, or attached to something having a location on the ground.

Structural Alteration

Any change, except for repair or replacement, in supporting members of a building structure, such as bearing walls, columns, beams or girders.

Tourist Home

A building, or part thereof, other than a motel or hotel, where sleeping accommodations are provided for transient guests, with or without meals, and which also serves as the residence of the operator.

Trailer

A non self-propelled vehicle designed to be pulled by a motor vehicle along ordinary highways.

Trailer, Dependent

A trailer having sleeping and usually kitchen facilities only which is dependent upon a service building for toilet and lavatory facilities.

Trailer, Self-Contained

A trailer which can operate for short periods of time independent of connections to sewer, water, and electrical systems. It contains a water-flushed toilet, lavatory, shower and kitchen sink, all of which are connected to water storage and sewage holding tanks located within the trailer.

Trailer, Motor Home

A motor home is a portable, temporary dwelling to be used for travel, recreation and vacation, constructed as an integral part of a self-propelled vehicle.

Travel Trailer Park

A development for the accommodation of tourists or vacationers on a short-term basis, providing rental spaces for each individual trailer, camper, motor home, etc., and recreation and service facilities for the use of the tenants.

Transient Lodging

A building or a group of buildings in which sleeping accommodations are offered to the public and intended primarily for rental to transients with daily charge, and which use is regulated by the State of Florida.

Unit

A room or rooms connected together constituting separate, independent living quarters for a person or family, permanently or temporarily, continuously or transiently, containing sleeping quarters with or without bathing or cooking facilities.

Use

The specific purpose for which land, water or a building is designed, arranged, intended, or for which it is or may be occupied or maintained.

Visual Screen

A structure or device, maintained in sound and attractive condition at all times, put in place for the purpose of concealing from view those areas so screened.

Visual Screen Vegetative or Landscaped

A landscaped area not less than ten feet in width, consisting of at least one row of decorative or ornamental trees, shrubs and other landscaping devices suited to the climate and soils of Blountstown, Florida, designed and placed in a manner rendering such visual screen at least eighty percent opaque from the ground to not less than four feet in height within a period of five years after such screen is provided.

Wholesale Establishment

Business establishments that generally sell commodities in large quantities or by the piece to retailers, jobbers, other wholesale establishments, or manufacturing establishments. These commodities are basically for further resale, for use in the fabrication of a product, or for use by a business service.

Yard

A space on the same lot with a main building, such space being open, unoccupied and unobstructed by buildings or structures from ground to sky except where encroachments and accessory buildings are expressly permitted.

Yard, Front

An open, unoccupied space on the same lot with the main building, extending the full width of the lot and situated between the right-of-way line and the front line of the building projected to the side lines of the lot. The depth of the front yard shall be measured between the front line of the building and the right-of-way line. Covered porches, whether enclosed or unenclosed, shall not project into a required front yard. On corner lots the front yard shall be considered as parallel to the street upon which the lot has its least dimension.

Yard, Rear

An open space on the same lot with the main building, such space being unoccupied except possibly by an accessory building and extending the full width of the lot and situated between the rear line of the lot and the rear line of the main building projected to the side lines of the lot. On all corner lots the rear yard shall be at the opposite end of the lot from the front yard.

Yard, Side

An open, unoccupied space on the same lot with a main building, situated between the side line of the building and the adjacent side line of the lot extending from the rear line of the front yard to the front line of the rear yard. If no front yard is required, the rear boundary of the side yard shall be the rear line of the lot. On corner lots, the side yard shall be considered as parallel to the streets upon which the lot has its greatest dimensions.

2.00.02 Establishment of Land Use Districts

A. Purpose

The City of Blountstown, Florida is hereby divided into zoning districts as listed and described below and as shown on the Official Zoning District Map, for the purposes:

1. Providing a residential environment free of incompatible uses, safe from natural and man-made hazards; bring about a development pattern which reduces potential harm to an individual's life and property.
2. Promoting, where possible, planned residential, commercial and industrial areas in appropriate locations, with appropriate standards and minimum service cost to local government. Concentrate future growth into compact centers for purposes of achieving greater governmental economy and efficiency. Build upon the established development center of Blountstown.
3. Providing a level of flexibility of control sufficient to promote innovation and creativity in community development, to encourage maximum commercial and industrial profitability and maximum living comfort and convenience at lowest cost. Promote economic growth and diversify through increased industrial jobs, tourism, and commercial development.
4. Protect important environmental resources, such as scenic area, wildlife, and clean air and water in an effort to maintain desirable living conditions and promote tourism, development and a viable economy. Preserve the valuable economic resources found in fertile agricultural soils and extensive forestlands.

2.00.03 Zoning Districts

- A Agricultural District
- R-1 Single Family Residential District
- R-2 Single Family Residential District
- MH Mobile Home and Single Family Residential District
- RM-1 Single and Multiple-Family Residential District
- RM-2 Multiple-Family Residential District
- HC Historical and Cultural District

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CR	Commercial and Residential District
Cm	Commercial and Medical District
C-1	General Business District
C-2	Central Business District
C-3	Arterial Business District
M-1	Light Industrial District
M-2	Heavy Industrial District
FH	Flood Hazard
CON	Conservation District

2.00.04 Applications of Regulations (Except as hereinafter provided):

- A. Use
No building or land shall hereafter be used or occupied and no building or part thereof shall be erected, constructed, moved, or altered except in conformity with the regulations herein specified for the district in which it is or is to be located.
- B. Building Heights
No building shall hereafter be erected, constructed or altered so as to exceed the height limit specified in the regulations herein for the district in which it is located.
- C. Lots
No lot, even though it may consist of one or more adjacent lots of record, shall be reduced in size so that lot width or depth, front, side or rear yard, inner or outer courts, lot area per family or other requirements of this Code are not maintained, except that a lot may be so reduced when acquired for a public purpose. Such acquisition shall allow a reduction in the affected dimension only and all other requirements shall continue in effect. Cluster siting shall be the only exception to the above provisions.
- D. Yards
No part of a yard or other open space required for any building for the purpose of complying with the provisions of this Code shall be included as part of a yard or other open space similarly required for another building. Every part of a required yard or court shall be open from its lowest point to the sky unobstructed, except for the ordinary projection of sills, cornices, buttresses, ornamental features, chimneys, flues, and eaves, provided such projections shall not extend more than two (2) feet beyond the yard area requirements. Cluster siting shall be the only exceptions to the above.

2.00.05 Rules for Determining Boundaries

A. General

Where uncertainty exists with respect to the boundaries of any of the aforesaid districts as shown on the Official Zoning Map, the following rules shall apply:

1. Unless otherwise indicated, the district boundaries are indicated as approximately following property lines, land lot lines, center lines of streets, highways, alleys or railroads, shorelines of streams, reservoirs, or other bodies of water, or civil boundaries, and they shall be constructed to follow such lines.
2. Where district boundaries are approximately parallel to the center lines of streets, highways, or railroads, streams, reservoirs, or other bodies of water, or said lines extended, such district boundaries shall be construed as being parallel thereto and at such distance thereto and at such distance there from as indicated on the Official Zoning Map. If no distance is given, such dimensions shall be determined by the use of the scale shown on the Official Zoning Map.
3. Where a district boundary line as appearing on the Official Zoning Map divides a lot which is in single ownership at the time of this enactment, the use classification of a larger portion may be extended to the remainder by the City Council without recourse to amendment procedure.
4. Where a public road, street or alley is officially vacated or abandoned, the regulations applicable to the property to which it is reverted shall apply to such vacated or abandoned road, street or alley.
5. In case the exact location of a boundary cannot be determined by the foregoing methods, the Council shall upon application, determine the location of the boundary.

B. Flood Hazard District: See Article VIII

2.00.06 Yard and Access Requirements

A. Yard Requirements

Yard requirements shall be modified subject to the following conditions:

1. On double frontage lots, the required front yard shall be provided on each street.
2. Whenever a rear property line of a lot abuts upon an alley one-half (1/2) of the alley width shall be considered as a portion of the required rear yard.
3. An unroofed porch shall project into a required front yard for a distance not exceeding ten (10) feet.
4. The front and side yard requirements may be waived where dwellings occupy space above commercial uses.
5. These requirements may be waived for cluster siting.

B. Access to Public Streets

Access to public street shall be maintained in accordance with the following requirements:

1. Each principal use shall be placed on a lot or parcel which provides frontage on a public street having a right-of-way of not less than thirty (30) feet.

2. Any additional dwelling shall have access to a public street by means of a passageway open to the sky at least 15 feet in width.

2.00.07 Non-Conformance

A. Non-Conforming Building and Uses

It is the intent of this Regulation to recognize that the elimination of existing buildings and structures or uses that are not in conformance with the provisions of this Regulation is as much a subject of health, safety and general welfare as is the prevention of the establishment of new uses that would violate the provisions of this Regulation. It is also the intent of this Regulation to administer the elimination of non-conforming uses, buildings, and structures so as to avoid any unreasonable invasion of established private property rights. Therefore, any structure or use of land existing at the time of the enactment of this Regulation and amendments thereto, but not in conformity with its use regulations and provisions, may be continued subject to the following provisions:

1. **Unsafe Structures**
Any structure or portion thereof declared unsafe by an authority may be restored to a safe condition, provided the requirements in this section are met.
2. **Alterations**
Any change in non-conforming building, use, or building site or yard area is subject to the following:
 - a. No non-conforming building can be structurally altered, except repairs on or installation of plumbing fixtures required by law; the changing of interior partitions; and interior remodeling.
 - b. No non-conforming building or lands, except those residential dwellings needing repairs on or installation of plumbing fixtures as required by law, can be substantially added to, moved, or extended in any manner unless such building or land is changed so as to conform with the provisions of this Regulation.
 - c. Whenever an existing residential dwelling must make repairs on or installation of plumbing fixtures which will force the location of the future addition of the dwelling nearer the lot line than the requirements set forth in this Regulation, the addition to the dwelling shall be allowed to extend to the existing building line but no nearer the property line than any existing portion of the dwelling.
 - d. Should a non-conforming building be moved, all nonconforming yard areas shall be eliminated.
3. **Extension**
A non-conforming use of land shall be restricted to the lot occupied by such use as of the effective date of this Regulation. A non-conforming use of a building or buildings shall not be extended to include either additional buildings or land after the effective date of this Regulation.
4. **Restoration of Damaged Buildings**
A non-conforming building, structure, or improvement which is hereafter damaged or destroyed to an extent exceeding fifty (50) percent of the reasonable estimated replacement cost of the structure, building or improvement may not be reconstructed or restored to the same non-conforming character except upon approval of the City Council.

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5. **Change in Use**
A non-conforming use which is changed to a conforming use shall not be permitted to revert to the original or a less restrictive use.
6. **Discontinuance**
A non-conforming use which became such after the adoption of this Regulation and which has been discontinued for a continuous period of two (2) years shall not be established and any future use shall be in conformity with the provisions of this Regulation.
7. **Adjacent Land**
The presence of a non-conforming use in a zoning district shall not in and of itself be allowable as legal grounds for the granting of variances for other surrounding properties by the Council.
8. **Lots of Record**
Where the owner of a lot of record or his successor to the title thereto does not own sufficient land to enable him to conform to the dimensional requirements of this Regulation, the following exceptions may be allowed:
 - a. **Land Use**
Where a lot, tract or parcel of land has an area or width that does not conform to the requirements of the district in which it is located, said lot may be used for a single-family dwelling (except in the C-1, M-1 and M-2 districts).
 - b. **Replatting**
When two or more adjoining and vacant lots with continuous frontage are in a single ownership at the time of application and such lots have a frontage or lot area less than is required by the use district in which they are located, such lots shall be platted or reparcelled so as to create one or more lots which conform to the minimum frontage and are requirements of the use district.
 - c. **Improvements**
Buildings or structures located on substandard lots of record may be improved for the addition of adequate plumbing when required by local laws provided that the yard requirements in this Regulation are adhered to.
 - d. **Side Yard Requirements**
The side yard requirements for sub-standard lots of record may be reduced for each side yard at the rate of one foot for each four feet by which the lot width lacks fifty (50) feet provided in no event shall such side yard be reduced to less than five feet on each side.
 - e. **Front and Side Yard Setbacks for Dwellings**
The setback requirements for side yards on corner lots and/or front yards shall not apply to any lot where the average setback on developed lots located, wholly or in part, 100 feet on each side of such lot and within the same block and zoning district and fronting on the same streets as such lot, is less than the minimum required setback. In such cases, the setback on such lot may be less than the required setback, but not less than the average of the existing setbacks on the existing developed lots.

2.00.08 Screening, Lighting and Space

- A. In any Commercial or Industrial District, any operation not conducted within a building, such as drive-in businesses, outdoor recreation, outdoor storage of material, and outdoor servicing activities, shall be enclosed by a wall or fence of solid opaque appearance or tight opaque evergreen hedge not less than six (6) feet in height where necessary to conceal such areas or facilities from a residential

district adjoining or facing across a street in the rear or on the side of the principal building or use. Such hedges or screening shall be maintained.

- B. In any district where reference is made requiring adequate screening of a specified operation, such screening shall be a wall or fence of solid opaque appearance or tight opaque evergreen hedge not less than six (6) feet in height.
- C. Outdoor lighting of all types shall be directed so as to project away from all residential dwellings, and shall be so situated as not to project directly into any public right-of-way.

2.01.00 USE AND OTHER REQUIREMENTS BY DISTRICT

The requirements of each District are hereby established unless required or modified by other sections of this Code.

2.01.01 A-Agricultural District

This district is intended to apply to non-urban areas where normal agricultural activities, accessory operations and certain other non-intensive activities compatible with agricultural uses are permitted; or to provide for the reasonable use of the area while preventing the blighting or improper effects of conditions which may otherwise impair the proper future use of the property.

A. Principal Uses

- 1. Agricultural Activities: General farming; forestry; horticulture; plant nurseries; field crops; orchards; livestock and poultry production, except as restricted uses may be required to meet additional standards.
- 2. Cemeteries.
- 3. Clubs: Country clubs; golf; sports; athletic fields; parks, recreation areas, provided no structures are located within 100 feet of any property line.
- 4. Churches and Schools.
- 5. Dwellings: Single family dwellings; mobile homes on individual parcels of land.
- 6. Farm and Garden Supply Stores.
- 7. Farmers Markets.
- 8. Public Utilities; Substations; Power Lines: Lift Stations.
- 9. Broadcast Towers; Transmission and Receiving Stations and Studios.
- 10. Convalescent or Nursing Homes.

B. Accessory Uses

- 1. Retail sales of agricultural products produced on premises.
- 2. Country clubs, recreation facilities provided no structures are located within 100 feet of any property line.

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3. Accessory buildings and uses, including home occupations and home swimming pools, when located on the same lot or parcel as the principal structure or use and customarily incidental thereto, provided the requirements in all pertinent Sections of this Code are met.

C. Restricted Uses

1. Airports and landing fields planned and operated in accordance with Federal regulations and controls, and provided that there shall be no buildings, runways or flight paths within 1,000 feet (at ground up to 500 feet altitude) of any other district with human occupants.
2. Livestock; poultry production; crop spraying or dusting; or any related agricultural activity which produces objectionable odors, dust, chemical spray or other related nuisances shall be allowed except within 200 feet from a residence, residential district, or commercial medical district.
3. All animals (except those generally recognized as pets) shall be kept within structures, pens or corrals as appropriate to the species and protection of the community.
4. Temporary uses including tents, carnivals, fruit stands and similar uses not exceeding two months in any calendar year provided that sanitary services are arranged for and no public nuisance of odor, dust, or chemicals shall occur within 200 feet of a residential district.
5. Public utilities buildings and enclosures when screened from residential or public view.

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A; AGRICULTURAL DISTRICT

Principal Uses	Minimum Lot or Site Size		Minimum Building Setbacks					Maximum Building Limits		
	Area sf	Width ft	Depth ft	Front ft	Side-In. ft	Side-Cor. ft	Rear ft	Site Cov. %	Bldg.Ht. ft	Density units/ac.
a. Agricultural Activities: General farming; forestry; horticulture; plant nurseries; field crops orchards; livestock and poultry production except as restricted uses may be required to meet additional standards.	43560	150	150	50	15	50	40	25	None except within 100 ft. of the property line, then it shall be the same as that of any adjoining district.	1

b. see 2.01.01

Accessory Uses

Restricted Uses

a. Airports
According to Federal Aviation Agency regulations.

b. see 2.01.01

The above restricted uses subject to approval by the City Council(see 2.01.23).

2.01.02 R-1 Single Family Residential

This district is intended to apply to suburban and urban areas where low density residential and related activities are permitted. The regulations of this district are intended to encourage, protect and preserve the single family residential character of low density development and compatible uses within the areas.

A. Principal Uses

1. Single family dwellings
2. Planned unit development: class "A".
3. Parks, playgrounds.
4. Cluster sites.

B. Accessory Uses

Accessory buildings and uses including private garages, swimming pools, and others clearly incidental to one or more principal uses permitted and not causing objectionable or nuisance effects of dust, odor, chemical contamination, smoke, noise, unsightly conditions of storage or use of hobbies or use of hobbies, trade or other activities.

C. Restricted Uses

1. Churches.
2. Schools; colleges; universities, except business or trade enterprises.
3. Country clubs; golf courses; recreational facilities for the residents of the R-1 District. This excludes such land intensive commercial uses as miniature or carpet golf and driving ranges.
4. Gardening; green houses and similar agricultural uses.
5. Single family mobile homes on individual sites or lots.
6. Cemeteries.
7. Kindergartens; day-care centers.
8. Public utility substation facilities for local distribution and control provided effective screening is maintained.
9. Libraries.
10. Restricted in home businesses.

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R-1; SINGLE FAMILY RESIDENTIAL DISTRICT

Principal Uses	Minimum Lot or Site Size			Minimum Building Setbacks				Maximum Building Limits		
	Area sf	Width ft	Depth ft	Front ft	Side-In. ft	Side-Cor. ft	Rear ft	Site Cov. %	Bldg.Ht. ft	Density units/ac.
a. Single Family DU										
1. septic tank and well	43560	150	200	40	15	40	35	25	35	1
2. septic tank and public water	22500	100	150	40	15	40	35	25	35	2
3. public sewer and well	22500	100	150	40	15	40	35	25	35	2
4. public sewer and water	18000	80	150	40	15	40	35	25	35	2.4
b. PUD; Class A	NA	NA	NA	NA	NA	NA	NA	NA	NA	4.0
c. Parks; Playgrounds	22500	100	150	40	15	40	35	25	35	NA
Accessory Uses	The same as the principal use permitted.									
Restricted Uses										
a. Churches	43560	150	200	40	15	40	35	25	35	NA
b. See 2.01.02										
c. Single Family mobile homes on individual sites/lots.	The same as single family dwellings above. See Section 2.01.19.									
d. Restricts in home businesses.	See Section 2.01.21.									
The above restricted uses subject to approval by the City Council (see 2.01.23).										

2.01.03 R-2 Single and Two Family Residential District

This district is intended to apply to urban areas where medium density residential and related activities are permitted. The regulations of this district are intended to encourage, protect, and preserve the single and two family character of medium density development and compatible uses within the area.

A. Principal Uses

1. Single Family Dwellings.
2. Two Family Dwellings.
3. Parks and Playgrounds.
4. Planned Unit Developments: Class "A" and "B".
5. Cluster Sites.

B. Accessory Uses

Accessory buildings and uses including private garages, swimming pools, and others clearly incidental to one or more principal uses permitted and not causing objectionable or nuisance effects of dust, odor, chemical contamination, smoke, noise, unsightly conditions of storage or use of hobbies, trade or other activities.

C. Restricted Uses

1. Churches
2. Schools; colleges; universities, except business or trade enterprises.
3. Country clubs; golf courses; recreational facilities for the residents of the R-1 District. This excludes such land intensive commercial uses as miniature or carpet golf and driving ranges.
4. Gardening; green houses and similar agricultural uses for personal use-excluding the raising of livestock or poultry.
5. Single family mobile homes on individual sites or lots.
6. Cemeteries.
7. Kindergartens; day-care centers.
8. Public utility substation facilities for local distribution and control provided effective screening is maintained.
9. Libraries.
10. Restricted in home businesses.

2.01.04 MH-Mobile Home and Single Family Residential District

This district is intended to apply to urban areas where medium density mobile home and single family residential activities are permitted. The regulations of this district are intended to encourage, protect and preserve the mobile home and single family character of medium density development and compatible uses within the area.

A. Principal Uses

1. Mobile Homes.
2. Single Family Dwellings.
3. Parks and Playgrounds.
4. Planned Unit Developments: Class "A" and "B".
5. Cluster Sites.

B. Accessory Uses

Accessory buildings and uses including private garages, swimming pools, and others clearly incidental to one or more principal uses permitted and not causing objectionable or nuisance effects of dust, odor, chemical contamination, smoke, noise, unsightly conditions of storage or use of hobbies, trade or other activities.

C. Restricted Uses

1. Churches.
2. Schools; colleges; universities, except business or trade enterprises.
3. Country clubs; golf courses; recreational facilities for the residents of the R-1 District. This excludes such land intensive commercial uses as miniature or carpet golf and driving ranges.
4. Gardening; green houses and similar agricultural uses for personal use-excluding the raising of livestock or poultry.
5. Single family mobile homes on individual sites or lots.
6. Cemeteries.
7. Kindergartens; day-care centers.
8. Public utility substation facilities for local distribution and control provided effective screening is maintained.
9. Libraries.
10. Mobile home parks or subdivisions, not planned unit developments.
11. Restricted in home businesses.

2.01.05 RM-1 Single Family and Multiple-Family Residential District

This district is intended to apply to urban areas where medium density single and multi-family residential activities are permitted. The regulations of this district are intended to encourage, protect and preserve the residential character of medium density development and compatible uses within the area.

A. Principal Uses

1. Single-Family Dwellings.
2. Two-, Three, and Four-Family Dwellings.
3. Multiple-Family Dwellings.
4. Townhouses:
 - a. Groups Site (note: maximum building grouping length: 10 units or 200 feet; minimum: 3 units or 54 feet).
 - b. Individual Lot.
5. Planned Unit Developments: Class "A" and "B".
6. Cluster Siting.

B. Accessory Uses

Accessory buildings and uses including private garages, swimming pools, and others clearly incidental to one or more principal uses permitted and not causing objectionable or nuisance effects of dust, odor, chemical contamination, smoke, noise, unsightly conditions of storage or use of hobbies, trade or other activities.

C. Restricted Uses

1. Churches.
2. Schools; colleges; universities, except business or trade enterprises.
3. Country clubs; golf courses; recreational facilities for the residents of the R-1 District. This excludes such land intensive commercial uses as miniature or carpet golf and driving ranges.
4. Gardening; green houses and similar agricultural uses for personal use-excluding the raising of livestock or poultry.
5. Parks; Playgrounds.
6. Cemeteries.
7. Kindergartens; day-care centers.
8. Public utility substation facilities for local distribution and control provided effective screening is maintained.
9. Libraries.
10. Restricted in home businesses.

City of Blountstown Land Development Regulations

RM-1; SINGLE AND MULTIPLE-FAMILY RESIDENTIAL DISTRICT

Principal Uses	Minimum Lot or Site Size			Minimum Building Setbacks				Limits Site Cov. %	Maximum Building	
	Area sf	Width ft	Depth ft	Front ft	Side-In. ft	Side-Cor. ft	Rear ft		Bldg.Ht. ft	Density units/ac.
a. Single-family units	6000	60	100	20	8	20	25	40	35	7.26
b. Two, three, and 8500 four-family dwellings.	70	100	20	8	20	25	40	35		14.0
c. Multiple-family 10000 dwellings.	90	100	20	15	20	25	FAR	35 1:4		16.0
d. Townhouses:										
1. Group Site (max bldg group length: 10 units or 200 feet; min 3 units or 54 ft)	8000	80	100	20	15	20	25	40	35	14.0
2. Individual lot.2250	18	100	20	NA	NA	25	50	35		14.0
e. PUD: Class A or B.										
f. Cluster Siting			Up	to	25%	density	increase,	see		2.01.17.
Accessory Uses	The same as the principal use permitted.									
Restricted Uses										
a. see 2.01.05										
b. Restricted in home businesses.	See Section 2.01.21.									
The above restricted uses subject to approval by the City Council (see 2.01.23).										

2.01.06 RM-2 Multiple-Family Residential District

This district is intended to apply to urban areas where medium to high density multiple-family dwelling activities are permitted. The regulations of this district are intended to encourage, protect and preserve the residential character of medium to high density development and compatible uses within the area.

A. Principal Uses

1. Multiple-Family Dwellings.
2. Apartment Hotels, Dormitories, Rooming Houses.
3. Kindergartens, Nurseries, and Child Care Facilities.
4. Churches and Schools.
5. Single Family Dwellings.
6. Two-, Three-, and Four-Family Dwellings.

7. Townhouses:
 - a. Group Site (note: maximum building grouping length: 10 units or 200 feet; minimum: 3 units or 54 feet).
 - b. Individual Lot.
8. Planned Unit Developments: Class "A" and "B".
9. Cluster Siting.

B. Accessory Uses

Accessory buildings and uses including private garages, swimming pools, and others clearly incidental to one or more principal uses permitted and not causing objectionable or nuisance effects of dust, odor, chemical contamination, smoke, noise, unsightly conditions of storage or use of hobbies, trade or other activities.

1. Studios for music, art, dance, drama and voice.
2. Convenience commercial uses as direct accessory to a residential use, limited to beauty-barbershops, laundry pick-up station, newsstand, bookstore, drug store, restaurant, and delicatessen. Such uses shall:
 - a. Not exceed 10% of the gross floor area of the principal use.
 - b. Have public access limited to interior corridors, arcades or malls.
 - c. Limit signs to non-illuminated, flush mounted, and 20 square feet or less in size.
 - d. Be accessory to a principle use having a minimum of 50 dwelling units.

C. Restricted Uses

1. Colleges: universities, except business or trade enterprises.
2. Country clubs; golf courses; recreational facilities for the residents of the R-1 District. This excludes such land intensive commercial uses as miniature or carpet golf and driving ranges.
3. Gardening; green houses and similar agricultural uses for personal use excluding the raising of livestock or poultry.

2.01.07 HC, Historic and Cultural District

This is intended to apply to urban areas where historical or cultural structures, buildings or sites of unique, or significant community value are present. The regulations within the district are intended to:

- A. Protect against destruction of or encroachment upon such areas, structures or buildings.
- B. Encourage uses which will lend to their continuance, conservation and improvement in a manner appropriate to the preservation of the historical and cultural heritage of the Blountstown community.
- C. Prevent the creation of environmental influence adverse to such purposes.
- D. Assure that new structures and uses within such districts will be in keeping with the character to be preserved or enhanced.

It is intended that the City Council shall encourage the participation of historical association and other organizations or individuals qualified by interest, training and experience.

A. Principal Uses

Uses and standards shall be the same as those permitted in the following districts:

- 1. RM-2
- 2. CR

B. Accessory Uses

Accessory buildings and uses including private garages, swimming pools, and others clearly incidental to one or more principal uses permitted and not causing objectionable or nuisance effects of dust, odor, chemical contamination, smoke, noise, unsightly conditions of storage or use of hobbies, trade or other activities.

C. Restricted Uses

- 1. Churches
- 2. Schools; colleges; universities, except business or trade enterprises.
- 3. Country clubs; golf courses; recreational facilities for the residents of the R-1 District. This excludes such land intensive commercial uses as miniature golf and driving ranges.
- 4. Gardening; green houses and similar agricultural uses for personal use excluding the raising of livestock or poultry.
- 5. Parks; Playgrounds.
- 6. Cemeteries.
- 7. Kindergartens; day-care centers.
- 8. Public utility substation facilities for local distribution and control provided effective screening is maintained.
- 9. Libraries.
- 10. Restricted in home businesses.

City of Blountstown Land Development Regulations

HC; HISTORICAL AND CULTURAL DISTRICT

Principal Uses	Minimum Lot or Site Size			Minimum Building Setbacks				Maximum Building Limits		
	Area sf	Width ft	Depth ft	Front ft	Side-In. ft	Side-Cor. ft	Rear ft	Site Cov. %	Bldg.Ht. ft	Density units/ac.

Same as in the following districts:

- a. RM-2 Refer to those standards applicable to the permitted uses in the Districts.
- b. CR

Accessory Uses The same as the principal use permitted.

Restricted Uses
a. see 2.01.07

The above restricted uses subject to approval by the City Council (see 2.01.23).

2.01.08 CR, Commercial and Residential District

This district is intended to apply to urban areas with a transitional character or specialized intensive character, wherein a variety of housing types and compatible non-retail activities, certain educational, religious, non-commercial recreational, and accessory retail commercial services of a limited nature are permitted. The regulations of the district are intended to encourage, protect and preserve compatible uses as an area of transition or buffer between residential and non-residential districts.

A. Principal Uses

1. The same as RM-2.
2. Non-Medical Offices and Services.
3. Professional Offices.
4. Financial, Insurance, Real Estate Offices.
5. Studios for art, photography, music, dance, drama, and voice; in inclosed structures.
6. Arts and Crafts Shops in enclosed structures.
7. Antique, Jewelry Shops.
8. Retail Bakery, Confectionery, Delicatessen and Gourmet Shops with products processed and sold only on the premises.
9. Restaurants (without alcoholic beverages, except wine and beer by the glass for consumption on the premises).
10. Beauty Salon, Barber Shops.
11. Cluster Siting.

B. Accessory Uses

Accessory buildings and uses including private garages, swimming pools, and others clearly incidental to one or more principal uses permitted and not causing objectionable or nuisance effects of dust, odor, chemical contamination, smoke, noise, unsightly conditions of storage or use of hobbies, trade or other activities.

C. Restricted Uses

1. Colleges; universities, except business or trade enterprises.
2. Libraries.
3. Country clubs; golf courses; recreational facilities for the residents of the R-1 District. This excludes such land intensive commercial uses as miniature golf and driving ranges.
4. Gardening; green houses and similar agricultural uses for personal use excluding the raising of livestock or poultry.
5. Parks; Playgrounds.
6. Cemeteries.
7. Public utility substation facilities for local distribution and control provided effective screening is maintained.
8. Restricted in home businesses.

City of Blountstown Land Development Regulations

CR; COMMERCIAL AND RESIDENTIAL DISTRICT

Principal Uses	Minimum Lot or Site Size			Minimum Building Setbacks				Limits	Maximum Building	
	Area sf	Width ft	Depth ft	Front ft	Side-In. ft	Side-Cor. ft	Rear ft	Site Cov. %	Bldg.Ht. ft	Density units/ac.
a. Same as RM-2				Same as those of RM-2.						
b. Non-Medical Offices and Services.	6000	60	100	30	8	30	25	40	35	NA
c. see 2.01.08										
d. Cluster siting				Up to 25% site coverage increase, see 2.01.17.						
Accessory Uses				The same as the principal use permitted.						
Restricted Uses										
a. see 2.01.08										
The above restricted uses subject to approval by the City Council (see 2.01.23).										

2.01.09 CM, Commercial and Medical District

This district is intended to apply to urban areas where medical facilities and supporting services are permitted. The regulations of this district are intended to encourage, protect and preserve the character and unique requirements of the area for emergency services access, twenty-four operation, intense public and private transportation use, and provisions for people of impaired health. The district may also be used as a transitional buffer district between residential districts and non-residential districts.

A. Principal Uses

1. Hospitals.
2. Medical Offices, Doctors Offices.
3. Medical Laboratories, Clinics.
4. Nursing Homes, Convalescent Homes.
5. Drug Stores, Apothecary Shops.
6. Medical Equipment Supply Stores.
7. Medical Research, Educational Facilities.
8. Cluster Siting.

B. Accessory Uses

Accessory buildings and uses including private garages, swimming pools, and others clearly incidental to one or more principal uses permitted and not causing objectionable or nuisance effects of dust, odor, chemical contamination, smoke, noise, unsightly conditions of storage or use of hobbies, trade or other activities.

C. Restricted Uses

1. Churches.
2. Schools; colleges; universities, except business or trade enterprises.
3. Country clubs; golf courses; recreational facilities for the residents of the R-1 District. This excludes such land intensive commercial uses as miniature golf and driving ranges.
4. Gardening; green houses and similar agricultural uses for personal use excluding the raising of livestock or poultry.
5. Restaurants.
6. Cemeteries.
7. Kindergartens; day-care centers.
8. Public utility substation facilities for local distribution and control provided effective screening is maintained.
9. Libraries.

2.01.10 C-1. General Business District

This district is intended to apply to urban areas where a variety of retail, commercial, financial, professional, office, service and other trade activities are permitted. The regulations of the district are intended to discourage heavy automotive traffic, transportation maintenance or repair, or other activities not compatible with pedestrian activities involving retail shopping areas. The area is designated to provide for the encouragement, protection and enhancement of general business activities of a medium intensity of land use.

A. Principal Uses

1. Retail Sales, Personal Services, Specialties Shops.
2. Light Hardware, Paint, Garden Supply, Antique Sales (All must be enclosed with no outside storage visible from the street or adjacent lots).
3. Retail Package Liquors, Cocktail Lounges, Bars, Pubs.
4. Restaurants.
5. Indoor Amusements, Bowling, Billiards, Game Rooms.
6. Theaters and State Facilities.
7. Financial institutions and Services, Professional Offices.
8. Small item Repair Service: (Shoes, TV and Radio, Business Office Machines and similar uses).
9. Printing and Graphic Arts Services.
10. Transient Lodgings.
11. Schools, Educational Facilities.
12. Clubs, Fraternal and Social Lodges.
13. Broadcast Studios.
14. Communications and Utilities Establishments.
15. Cluster Siting.

B. Accessory Uses

Accessory buildings and uses including private garages, swimming pools, and others clearly incidental to one or more principal uses permitted and not causing objectionable or nuisance effects of dust, odor, chemical contamination, smoke, noise, unsightly conditions of storage or use of hobbies, trade or other activities.

C. Restricted Uses

1. Churches.
2. Country clubs; golf courses; recreational facilities.
3. Gardening; green houses and similar agricultural uses for personal use excluding the raising of livestock or poultry.
4. Parks; Playgrounds.
5. Cemeteries.
6. Kindergartens; day-care centers.
7. Public utility substation facilities for local distribution and control provided effective screening is maintained.
8. Libraries.
9. Mortuaries (not less than 100 feet from any residential district).

City of Blountstown Land Development Regulations

C-1; GENERAL BUSINESS DISTRICT

Principal Uses	Minimum Lot or Site Size			Minimum Building Setbacks				Limits		Maximum Building	
	Area sf	Width ft	Depth ft	Front ft	Side-In. ft	Side-Cor. ft	Rear ft	Site Cov. %	Bldg.Ht. ft	Density units/ac.	
a. Retail sales, personal service, specialty shops.	5000	60	100	25 15 ft.	none except when adjoining any residential district	25		10	50	35	NA
b. see 2.01.10											
c. Cluster siting											Up to 25% site coverage increase, see 2.01.17.
Accessory Uses											
Restricted Uses											
a. see 2.01.10											
b. Mortuaries (not 20000 less than 100 ft. from any residential district.	100	150	25	none except	25	10	50	35	NA		100 ft. from any residential district.

The above restricted uses subject to approval by the City Council (see 2.01.23).

2.01.11 C-2, Central Business District

This district is intended to apply to urban areas which comprise the central concentration of financial, commercial, governmental, cultural and professional activities in the community. The regulations of the district are intended to encourage, protect and preserve the functional and attractive variety of activities compatible with the pedestrian orientation of the area.

A. Principal Uses

1. The same as C-1.
2. Apartment Hotels, Multifamily Dwellings.

B. Accessory Uses

Accessory buildings and uses including private garages, swimming pools, and others clearly incidental to one or more principal uses permitted and not causing objectionable or nuisance effects of dust, odor, chemical contamination, smoke, noise, unsightly conditions of storage or use of hobbies, trade or other activities.

C. Restricted Uses

1. Churches.
2. Country clubs; golf courses; recreational facilities.
3. Gardening; green houses and similar agricultural uses for personal use excluding the raising of livestock or poultry.
4. Parks; Playgrounds.
5. Cemeteries.
6. Kindergartens; day-care centers.
7. Public utility substation facilities for local distribution and control provided effective screening is maintained.
8. Libraries.

Dwellings as accessory uses of principal uses (requires a specific plan to demonstrate adequate separation and safety for occupants).

Antique Shops: all areas must be enclosed with an opaque 6 ft. high fence or within an enclosed structure.

Temporary Structures including circuses, political rallies, community festivals, religious gatherings, and similar temporary activities: not to exceed 15 days in length; provided a permit is obtained from the city for such activity and with satisfactory provision for sanitary facilities, water supply, crowd control, medical care and fire protection. Additional requirements may be made depending on the nature of the activity, to protect the public health, safety and welfare.

City of Blountstown Land Development Regulations

C-2; CENTRAL BUSINESS DISTRICT

Principal Uses	Minimum Lot or Site Size			Minimum Building Setbacks				Maximum Building Limits		
	Area sf	Width ft	Depth ft	Front ft	Side-In. ft	Side-Cor. ft	Rear ft	Site Cov. %	Bldg.Ht. ft	Density units/ac.
a. The same as C-1	NA	NA	NA	10	NA	10	10	100	70	NA
b. Apartment Hotels,				or as otherwise required for visibility at intersections	or otherwise required for visibility at intersections			within any district restricted to 35 feet	except 45 ft. 150 ft. of	
c. Cluster siting				Up	to	25%	site coverage	increase,	see	2.01.17.

Accessory Uses

Restricted Uses

a. see 2.01.11

The above restricted uses
subject to approval by the
City Council (see 2.01.23).

2.01.12 C-3, Arterial Business District

This district is intended to apply to urban areas located on or with direct access to major thoroughfares, providing for a large variety of commercial activities related to direct automobile access, and supporting transportation activities. The regulations of the district are intended to encourage, protect and enhance the use of public and private transportation access to commercial, entertainment, personal services and other activities while moderating the otherwise unhealthy conflict of character between automobiles and pedestrians. Precautions are also intended to protect adjoining districts of less intense nature.

A. Principal Uses

1. Outdoor Amusements.
2. Automotive Service Stations with major mechanical repair, automotive parts and accessories.
3. Automotive and Transport Equipment Sales, Lease, Rentals, or Franchised Dealers.
4. Equipment Sales and Service (not including service of heavy equipment, bulldozers, earth movers, large draglines, or similar heavy industrial equipment).
5. Boats, Motors, Marine Accessories Sales and Minor Service.
6. Mobile Home Sales.
7. Self Moving Trailer Rentals, Sales, Service.
8. The same as C-1 and C-2.
9. Cluster Siting.

B. Accessory Uses

Accessory buildings and uses including private garages, swimming pools, and others clearly incidental to one or more principal uses permitted and not causing objectionable or nuisance effects of dust, odor, chemical contamination, smoke, noise, unsightly conditions of storage or use of hobbies, trade or other activities.

C. Restricted Uses

1. Churches.
2. Schools; colleges; universities, except business or trade enterprises.
3. Country clubs; golf courses; recreational facilities.
4. Gardening; green houses and similar agricultural uses for personal use-excluding the raising of livestock or poultry.
5. Parks; Playgrounds.
6. Cemeteries.
7. Kindergartens; day-care centers.
8. Public utility substation facilities for local distribution and control provided effective screening is maintained.
9. Libraries.

Dwellings as accessory uses of principal uses (requires a specific plan to demonstrate adequate separation and safety for occupants).

Antique Shops: all areas must be enclosed with an opaque 6 ft. high fence or within an enclosed structure.

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Temporary Structures including circuses, political rallies, community festivals, religious gatherings, and similar temporary activities: not to exceed 15 days in length; provided a permit is obtained from the city for such activity and with satisfactory provision for sanitary facilities, water supply, crowd control, medical care and fire protection. Additional requirements may be made depending on the nature of the activity, to protect the public health, safety and welfare.

C-3; ARTERIAL BUSINESS DISTRICT

Principal Uses	Minimum Lot or Site Size			Minimum Building Setbacks				Maximum Building Limits		
	Area sf	Width ft	Depth ft	Front ft	Side-In. ft	Side-Cor. ft	Rear ft	Site Cov. %	Bldg.Ht. ft	Density units/ac.
a. Outdoor Amusements	5000	60	100	25	none except 15 ft. when adjoining any residential district	25	10	50	35	NA

b. see 2.01.12

Accessory Uses

Restricted Uses

a. see 2.01.12

The above restricted uses
subject to approval by
the City Council (see 2.01.23).

2.01.13 M-1, Light Industrial District

This district is intended to apply to urban areas with convenient access to major transportation facilities, where light manufacturing, processing storage and other compatible activities are permitted. The regulations of the District are intended to prohibit heavier industrial activities which may contain objectionable or blighting influences, or residential and commercial development which would restrict the principal industrial operations.

A. Principal Uses

1. Broadcast Studios and Transmission Facilities.
2. Warehousing in enclosed structures.
3. Communications and Utilities Activities.
4. Transportation and Freight Handling Activities.
5. Wholesale and Distribution Activities.
6. Bottling Plants.
7. Manufacturing and Assembly of clean, non-polluting products-that is, precision electrical instruments and goods.
8. Printing, Publishing and Allied Industries.
9. Laboratories, Research and Development Activities.
10. Veterinary Hospitals and Kennels.

B. Accessory Uses

Accessory buildings and uses including private garages, swimming pools, and others clearly incidental to one or more principal uses permitted and not causing objectionable or nuisance effects of dust, odor, chemical contamination, smoke, noise, unsightly conditions of storage or use of hobbies, trade or other activities.
Retail sales of products manufactured, processed or bulk stored upon the premises.

C. Restricted Uses

City of Blountstown Land Development Regulations

M-1; LIGHT INDUSTRIAL DISTRICT

Principal Uses	Minimum Lot or Site Size			Minimum Building Setbacks				Limits		Maximum Building	
	Area sf	Width ft	Depth ft	Front ft	Side-In. ft	Side-Cor. ft	Rear ft	Site Cov. %	Bldg.Ht. ft	Density units/ac.	
a. Broadcast Studios and Transmission Facilities.	NA	NA	NA	50 ft.	None on major roads 30 ft on all others.	Same except as front when adjoining any residential district or C-1,HC,C-2.	None except 20 ft. when adjoining any residential district or C-1,HC,C-2.	60	45	NA	
b. see 2.01.13											
Accessory Uses											
Restricted Uses											

2.01.14 M-2, Heavy Industrial District

This district is intended to apply to urban areas with convenient access to transportation facilities which are capable of meeting the demands of a large variety and intensity of industrial operations and activities. The regulations of the district are intended to provide encouragement, protection and enhancement for most industrial activities which do not detrimentally affect the environment or the public health, safety and welfare. The regulations further prohibit commercial or residential uses which may restrict or hamper the industrial operations.

A. Principal Uses

1. Broadcast Studios and Transmission Facilities.
2. Warehousing in enclosed structures.
3. Communications and Utilities Activities.
4. Transportation and Freight Handling Activities.
5. Wholesale and Distribution Activities.
6. Bottling Plants.
7. Manufacturing and Assembly of clean, non-polluting products-that is, precision electrical instruments and goods.
8. Printing, Publishing and Allied Activities.
9. Laboratories, Research and Development Activities.
10. Veterinary Hospitals and Kennels.
11. Warehousing including open yard storage.
12. Food Processing: (see restricted uses).
13. Lumber, Wood, Furniture, Fixtures.
14. Chemicals and Allied Products: (see restricted uses).
15. Welding, Casting, Smelting, Machine Shops.
16. Crematoriums.

B. Accessory Uses

Accessory buildings and uses including private garages, swimming pools, and others clearly incidental to one or more principal uses permitted and not causing objectionable or nuisance effects of dust, odor, chemical contamination, smoke, noise, unsightly conditions of storage or use of hobbies, trade or other activities.

C. Restricted Uses

Food processing, paper and allied products, manufacturing and assembly, petroleum and chemical refining and allied industries: Such uses shall require plan preparation, approval by the City, and implementation of such plan to protect, and preserve adjacent properties and the public interest particularly with regard to water, air quality and environmental conditions.

Salvage Yards: Such uses shall be enclosed by an opaque fence of such height to effectively shield from outside view any storage or salvage activities of the operation.

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M-2; HEAVY INDUSTRIAL DISTRICT

Principal Uses	Minimum Lot or Site Size			Minimum Building Setbacks				Maximum Building Limits		
	Area sf	Width ft	Depth ft	Front ft	Side-In. ft	Side-Cor. ft	Rear ft	Site Cov. %	Bldg.Ht. ft	Density units/ac.
a. Broadcast Studios				The same as those restrictions in M-1 District.						
b. see 2.01.14										
Accessory Uses										
Restricted Uses										

2.01.15 FH, Flood Hazard and Conservation District

This district is superimposed on all other districts wherever it is determined, in accordance with the regulations of this Code, that there exists a danger to life, health, and property due to the potential of flooding and its effects. The regulations of this district are intended to permit only such uses which have low flood damage potential and do not threaten directly or indirectly other lands or uses during times of flood, and which are permitted within the basic zoning district upon which this District is applied.

This district shall consist of:

The floodway of the 100 year frequency based upon the Flood Insurance Rate Map (FIRM), number 12013C0110C, dated June 18, 1987, as per Section 4.00.06.

A. Principal Uses

1. Agricultural uses such as pasture, outdoor nurseries, horticulture, wine crop harvesting.
2. Recreational Activities, Boardwalks for access, Boat Ramps, Game Preserves, Camping, Horseback Riding Trails.
3. Residential uses such as lawns, gardens, parking, playgrounds.
4. Construction within this district shall be limited to single family structures and shall meet the requirements of this section and section 4.00, Flood Plain Management and other applicable sections.

B. Accessory Uses

Accessory uses clearly incidental to one or more principal uses permitted and not causing objectionable or nuisance effects of dust, odor, chemical contamination, smoke, unsightly conditions of storage or use of hobbies, trade or other activities.

C. Restricted Uses

1. The platting and development of any new subdivision, or non-residential development shall be prohibited.
2. Filling, grading, and dredging shall be prohibited within the 100 year floodplain except for the purpose of installing necessary utilities.
3. Other uses as established in Section 6.00.05, Floodplain Management.

FH, FLOOD HAZARD AND CONSERVATION DISTRICT

Principal Uses

As indicated and include a residential structure with the lowest floor including basement, to be elevated no lower than one (1) foot above the base flood elevation. Should solid foundation perimeter walls be used to elevate the structure openings sufficient to facilitate the unimpeded movement of flood waters shall be provided in accordance with the standards of this and Section 4.00.05, Floodplain Management. New residential construction, subject to the exemptions of vestment criteria, shall be limited to one dwelling unit per 10 acres.

See Section 4.00.00 regarding vested developments and specific criteria for development standards.

Accessory Uses

As indicated.

Restricted Uses

a.see 2.01.15 and 4.00.00

The above restricted
uses subject to approval
by the City Council (see 2.01.23).

2.01.16 CON, Conservation District

This district shall be defined as that land contained within the FH, Flood Hazard District, with provisions as per Article VI of this Regulation.

2.01.17 Special Provisions

A. Cluster Siting.

The following regulations shall apply to the non-standard cluster siting of residential dwelling units:

1. Where development of a lot or parcel is encumbered by flood hazard or conservation district restrictions, up to twenty-five (25) percent of the effected land may be transferred to increased dwelling unit densities on a one-for-one basis (one additional percentage increase in density for one percentage decrease in developable land). Dwelling unit densities as expressed per acre may be increased on the balance of the developable land by up to twenty-five percent (25), or by an equal amount to that of the land percentage encumbered by regulation. The minimum site size and setbacks for the particular district are waived for this purpose with final approval for the site to be given by the City Council.

This provision is applicable to districts R-1, R-2, MH, RM-1 and RM-2.

2. Where development of a commercial site is encumbered by flood hazard or conservation district restrictions, up to twenty-five (25) percent of the effected land may be transferred without reducing the allowable site coverage percentage (basis for determination as in a.). This provision is applicable to districts CR, CM, C-1, and C-2. No provision is to made for C-2. Minimum site size and setback requirements for this purpose are waived subject to site approval by the City Council.

2.01.18 Travel Trailer Parks

The following regulations apply to all developments provided for the accommodation of transient recreational vehicles, including travel trailers, campers, small mobile homes used for vacation purposes, motor homes and similar transient residential vehicles.

- A. No travel trailer park shall be located except with direct access to a County, State or Federal Highway, with a minimum lot width not less than fifty (50) feet for the portion used for entrance and exit. No entrance or exit shall be through a residential district.
- B. The minimum lot area per park shall be three (3) acres.
- C. Use of spaces in travel trailer parks shall be limited to travel trailers, mobile homes and campers with a maximum length, exclusive of hitch, of twenty-eight (28) feet.

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- D. Users of the spaces shall meet all other applicable laws. Spaces shall be rented by the day or week only and an occupant of such space shall remain in the same trailer park for a period of not more than thirty (30) days.
- E. Management headquarters, recreational facilities, toilets, showers, laundry facilities and other uses and structures customarily incidental to operation of a trailer park are permitted as necessary uses in any district in which trailer parks are allowed, provided:
 - 1. Such establishments and the parking area primarily related to such operations shall not occupy more than (10) percent of the area of the park.
 - 2. Such establishments shall be restricted in their use to occupants of the park.
 - 3. Such establishments shall present no visible evidence of their commercial character which would attract customers other than occupants of the park.
- F. No space shall be so located that any part intended for occupancy for sleeping purposes shall be within thirty (30) feet of the right-of-way line of any freeway, expressway, or collector street; or of any minor street unless buffered by a dense wall or hedge.
- G. In addition to meeting the above requirements, the travel trailer park site plan shall be accompanied by a certificate of approval of the County Health Department.

2.01.19 Single Mobile Homes, Single Travel Trailers

These types of mobile structures are permitted as follows:

- A. Single mobile homes are permitted on individual lots or parcels in the A-Agricultural District, subject to all applicable regulations in this Regulation for single family homes in this district. In addition, these mobile homes must be equipped with tie-downs for other approved security measures for protection from wind damage to the units or adjacent property, in accordance with applicable regulations.
- B. Single mobile homes on individual lots are permitted in R-1; R-2; and RM-1 districts as a restricted use subject to the development standards of each district and in addition the following standards which are intended to allow the use of mobile homes as permanent single family dwelling structures.
 - 1. All lot development standards shall be the same as for single family dwellings within the district.
 - 2. The mobile home must be of such design and construction as to present and appearance compatible with single family dwellings constructed within the district. In addition to unique characteristics of a particular site and district the following are minimum standards to be met by such mobile homes:
 - a) Wheels, axles, suspensions, tow bars, and running lights must be removed from the building.
 - b) A permanent foundation designed according to the local building code, including internal hurricane anchoring and footings required for the specific soil conditions on the site must be used to properly secure the structure to the site.

- c) The lower perimeter of the structure must be fully enclosed with an opaque permanent material such as masonry, brick, stone, or combination of masonry and wood to match or compliment the exterior of the manufactured structure. The final appearance must be that of a whole structure rather than a patchwork of styles and materials.
- d) The roof of the mobile home must be surfaced in asphalt shingles, wood shingles, metal, built-up roofing with exposed rock surface, or other decorative roofing finish. Galvanized steel and aluminum roofing shall be permitted. The pitch of the roof shall be at least 3" rise, 12" run or greater. There shall be a minimum roof overhang or eve of 12" overall if possible and 48" over doorways.
- e) The construction of such mobile homes shall provide for the same effect of energy conservation design as may be required for other residential structures in the district.

C. Temporary Usage

A single mobile home unit or travel trailer may be used for an office in a subdivision by the developer for temporary residence during construction or for other special purposes, for a period not to exceed 12 months upon written approval from the enforcing official.

D. Conformance and Time Extensions for Mobile Homes and Travel Trailers.

- 1. Any mobile home or travel trailer that does not meet the requirements in the above paragraphs shall be removed within 30 days after receipt of notice of its nonconformance from the enforcing official unless satisfactory evidence is provided before the end of this period that the nonconformance has been corrected.
- 2. Time extensions of not to exceed 6 months may be granted for any unit permitted under 2.01.19 for limited periods, for good and sufficient reasons, upon appeal to and approval by the City Council, provided the presence of the mobile unit is not creating a hazard to health and or safety.

2.01.20 Townhomes

Within the districts permitting townhomes, the following requirements shall apply:

- A. No more than eight (8) or fewer than four (4) continuous townhomes shall be built in a row with approximately the same front line.
- B. No side yard is required except that on corner and interior lots; any townhouse grouping shall conform to the side yard requirements of the district.
- C. Not more than fifty (50) percent of the lot area shall be occupied by buildings.

- D. Insofar as practicable, off-street parking facilities shall be grouped in bays, either adjacent to streets or in the interior of blocks, and one off-street parking space shall be more than 100 feet by the most direct pedestrian route from a door of the dwelling unit it intends to serve.
- E. All townhome complexes shall be required to tie into the public sanitary sewer system.
- F. All other requirements within the district in which the townhouses are located shall prevail to include provisions for cluster siting which may be applied for to the Council under the aforementioned exceptions.

2.01.21 Accessory and Temporary Buildings; Fall-Out Shelters; Home Occupations

A. Accessory Buildings

The location of accessory buildings and uses in residential districts must meet the following requirements:

1. Where an accessory building is attached to the main building, a substantial part of one wall of the accessory building shall be an integral part of the main building or such accessory building shall be attached to the main building in a substantial manner by a roof, and therefore such requirements applicable to the main building shall apply.
2. A detached accessory building shall not be closer than five (5) feet to the lot line.
3. A detached accessory building, not more two (2) stories in height, may be constructed on not more than 30 percent of the rear yard.
4. No detached accessory building may be located on the front yard of a lot.

B. Temporary Buildings

Temporary buildings used in conjunction with construction work only may be permitted in any district and shall be removed immediately upon completion of construction.

C. Fall-Out Shelters

Fall-out shelters are permissible as principal or accessory uses and structures in any district, subject to the following conditions:

1. If any portion of the structure extends above ground, that portion above the ground must comply with the yard and lot coverage regulations of the district in which it is located, and the site plan for such shelter must be approved by the Building Inspector.
2. If the structure is completely underground, it need not comply with yard requirements or percentage of lot coverage requirements.
3. A fall-out shelter, underground or above ground, shall be confined to a side or rear yard and shall not be located in the front yard between the main building and the street on which it fronts.
4. Fall-out shelters may contain or be contained in other structures or may be constructed separately.

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D. Unrestricted Home Occupation

Home occupations, where permitted, must meet the following special requirements:

1. Only persons living in the dwelling unit shall be permitted to engage in a home occupation. Not more than one employee may be engaged who is not a permanent resident and member of the resident family.
2. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinated to its use for residential purposes by its occupant. The total area used for the home occupation, including non-merchandise storage, whether inside the dwelling or in a separate building on the premises, shall not exceed twenty-five (25) percent of the total floor area of the dwelling unit and approved accessory building.
3. The home occupation shall be conducted entirely within the principal building that is used as the residential dwelling, and approved accessory building, except for related activities conducted off the premises.
4. No activity shall be conducted nor any machine tool or welding equipment or any type equipment or process shall be used which constitutes a health hazard or creates noise, vibration, glare, fumes, odors or electrical interference detectible to the normal senses off the premises. No equipment or process shall be used which creates visual or audible interference in any radio or television receiver off the premises or causes fluctuations in line voltage off the premises. The prohibition against trade and craft tools and machinery is not limited to those enumerated here, but includes any such equipment which meets the nuisance criteria established in this provision.
5. No home occupation shall be allowed which involves the visitation of clients, customers, salesmen or suppliers or any other person coming for business purposes which would generate vehicular traffic in excess of two (2) vehicle round trips per hour or more than (10) vehicle round trips per day. For purposes of this section, a round trip is defined as a vehicle arriving at and leaving from the premises.
6. Any business sign placed on the premises shall not be larger than two (2) square feet in sign area. Signs shall not be illuminated or electrical, they shall have no moving or flashing parts. Signs shall be affixed to the dwelling unit and shall not exceed 48 inches in height above the ground.
7. The home occupation shall provide a minimum of one off-street parking space, and occupy not more than three off-street parking spaces.

E. Restricted Home Occupations

Those home occupations proposed but that do not meet the criteria established above are shall require application to and approval of the City Council.

2.01.22 Automobile Service Stations

Within the districts permitting automobile service stations, the following requirements shall apply:

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- A. **Location**
The property on which an automobile service station is located shall not be within 100 feet of any residential district, or any property containing a school, public playground, church, hospital, public library, institution for children or dependents.
- B. **Site Requirements**
An automobile service station shall have a minimum frontage on the primary street of 120 feet and a minimum area of 12,000 square feet. All buildings shall be setback 40 feet from all street right-of-way lines and all canopies shall be setback 15 feet from all street right-of-way lines.
- C. **Access to Site**
Vehicular entrances or exits at an automobile service station:
1. Shall not be provided with more than two curb cuts for the first 120 feet of street frontage or fraction thereof.
 2. Shall contain an access width along the curb line of the street of not more than forty (40) feet as measured parallel to the street at its narrowest point and shall not be located closer than twenty (20) feet to a street intersection or closer than ten (10) feet to the adjoining property.
 3. Shall not have any two driveways, or curb cuts, any closer than twenty (20) feet at both the right-of-way line and the curb or edge of the pavement along a single street.
- D. **Gasoline Pump Islands**
All gasoline pump islands shall be setback at least fifteen (15) feet from the right-of-way lines, or where a future widening line has been established, the setback line shall be measured from such line. However, the pumps shall be at least 60 feet from the centerline of an arterial street, 55 feet from the center line of a collector street and 45 feet from the center line of other streets.

2.01.23 Restricted Uses

The City Council shall hear and decide those applications only under Restricted Uses in Section 2.01.00 of the Land Use regulations. The City Council shall decide such questions as are pertinent and necessary when determining whether restricted use exceptions shall be granted, determining appropriate conditions and safeguards or denying special exceptions when not in harmony with the purpose and intent of these Land Development Regulations.

- A. **Procedure**
Upon receipt of an application for a restricted use, the Office of the City Manager shall examine such application and make his recommendation thereon together with all supporting documentation, and shall transmit a copy of the application, together with supporting and explanatory information, to the City Council.

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B. Decision

Prior to rendering a decision on an application for a restricted use, the City Council shall hold a public hearing on the application for approval of a restricted use. The City Council shall fix a reasonable time of day for the hearing and give public notice thereof as well as due notice to the parties involved.

C. Conditions

The City Council may require appropriate conditions and safeguards in conformity with these Land Development Regulations.