

**LAND USE ELEMENT****Policy 2.2.18: [L] LAKE PROTECTION** *(Rev. Effective 12/22/95; Revision Effective 7/26/06; Renumbered 3/14/07)*

This is a protection category that is specific to the well documented scientific concerns regarding the degradation and continuing pollution of Lake Jackson. The category is based on the lake basin boundary adjusted to include contributing watersheds but to exclude existing, more intensely developed areas south of Interstate 10. Consistent with the purpose of this category, Lake Protection densities and intensities shall be applied to undeveloped areas within the Lake Jackson drainage basin when such properties are developed.

The Lake Protection category allows residential uses of one unit per two acres<sup>1</sup>. An option to develop at a density of one unit per gross acre is available within the City as long as the resultant development clusters the units on 25% of the property and maintains the remaining 75% in natural open space. In the unincorporated portions of the Lake Protection category clustering is allowed on 40% of the site at a net density of two (2) units per acre on the developed portion of the property. The remaining 60% of the property must remain in natural open space. Minimum lot sizes under the cluster option are 1/2 acre. The cluster options are intended to preserve green space within this land use category and be designed to minimize non-point pollution from the site. Cluster of residential development in areas designated for Lake Protection land use shall be permitted only on those portions of parcels not located within the Lake Jackson Special Development Zone and lying below one hundred ten (110) feet NGVD, and for higher elevations not determined to be severely limited by environmental constraints. Such constraints may be determined by on-site environmental analysis, building or soil limitation ratings in the Leon County Soil Survey, or other natural resource inventory determined appropriate by the local government.

Industrial, office and commercial uses are prohibited in the Lake Protection category within the city limits. In the unincorporated areas of the Lake Protection category, minor office and minor commercial uses may be approved through the PUD process only if development retains its resultant stormwater on site. All industrial, commercial and office uses other than minor are prohibited in the unincorporated areas of the Lake Protection category as well. Urban services are intended for this category inside the Urban Service Area. Additional requirements based on scientific studies and deemed necessary to protect the lake from further degradation, as well as improve existing water quality, will be included in the land development code. Existing non-residential uses within the Lake Protection land use category that meet all water quality standards required in the comprehensive plan by the time frames required in the plan, will be considered permitted uses.

Within the Lake Protection Category, stormwater for non-single family and non-vested uses shall be retained on-site.

**Policy 3.1.2: [L] (Rev. Effective 12/23/96; Rev. Effective 6/28/02; Revision Effective 7/26/06)****1. MINOR COMMERCIAL****a. Major Function**

Provide for sale of convenience goods and services to immediate residential area.

**b. Location**

1) On or near the intersection (access within 330 feet of the centerline of the intersection) of

local and arterial, collector and arterial, collector and collector, or

2) May be located within Planned Development provided it is located and designed to meet

commercial needs of the majority of the residents of the development.

3) If on a local street, only one quadrant of the intersection shall be used for commercial purposes.

c. Trade Area: Generally within one mile and not considered as an attractor.

d. Site Area: Two acres or less. One-half acre if located on a local street.

e. Range of Gross Floor Area: Less than 20,000 sq. ft. Max. 10,000 sq. ft. when on local street.

**f. Design Standards**

1) Aesthetically compatible with adjacent uses.

2) Adequate buffering, screening, landscaping and architectural treatment if integrated into neighborhood.

3) Sufficient parking; properly designed and safe internal traffic circulation.

**Policy 3.1.5: [L] (Rev. Effective 8/17/92)**

Commercial site location access standards may be waived except in low density residential areas if:

a) Access to the proposed non-residential development from either an arterial or major collector shall be by way of a frontage road, rear service road or existing local road which serves as a frontage or service road, unless the site has existing commercial uses on both sides and the proposed site has no more than 150 feet of frontage on the major collector or arterial; and,

b) Parking for the proposed site is in the rear or screened from the road by existing or landscape vegetation if located in front of the commercial establishment or,

c) The planned unit development process is utilized and the adjoining properties are commercially developed.

**TRANSPORTATION ELEMENT**

**Objective 1.5: [T] (*Effective 7/16/90*)**

Improve the safety and preserve the integrity of the arterial and collector street system with an effective access management and traffic signal control program and with the use of traffic operations features to maximize the capacity of the existing street system.

**Policy 1.5.8: [T] (*Effective 7/1/04*)**

Properties under the same ownership, consolidated for development, or part of phased development plans shall be considered one property for the purposes of access management. Access points to such developments shall be the minimum necessary to provide reasonable access, rather than the maximum available for that property frontage.