

CITY OF DUNNELLON
FUTURE LAND USE ELEMENT
GOALS, OBJECTIVES AND POLICIES

GOAL

Through the provision of appropriate land uses, promote, protect and improve the public health, safety and welfare of Dunnellon's residents, while maximizing economic benefits and minimizing threats to natural and man-made resources.

Objective 1:

By the statutory deadline, adopt, implement and enforce land development regulations which manage future growth and development, incorporating innovative land development techniques, where appropriate.

Policy 1.1: Adopt and enforce land development regulations which implement the adopted comprehensive plan, including:

A. Regulation of use and subdivision of land, in consideration of adjacent land uses, natural and historic resources, open space and environmental constraints such as flood prone areas, soil suitability, drainage, surface and groundwater quality and stormwater management.

B. Require that all new subdivisions, multi-family and non-residential development provide a minimum of 30 percent pervious (porous) open space or green area, except within the historic district.

C. Protect wetlands, potable water well fields, natural aquifer recharge areas, endangered species, in-tact ecological systems, air and water quality.

D. Regulate setbacks, landscaping, on-site parking and traffic flow, signage, and pedestrian access and other impacts which protect natural and historical resources and promote quality of life.

E. Provide that development orders and permits shall not be issued which result in a reduction in the level of services of public facilities adopted in this plan.

F. Establish site design standards for residential development of varying densities and commercial uses as designated on the Future Land Use Map.

G. Land development regulations adopted to implement this plan shall be consistent with the following standards for residential densities and nonresidential uses and the standards of Table 1B:



1. Low density residential (one dwelling or less per acre).
2. Medium density residential (up to 5.0 dwelling units per acre).
3. High density residential (single or multi-family, 5.1 to 12.0 dwelling units per acre).
4. Pursuant to Florida Statutes 553.38(2) and 320.8285(5), all residential land use categories delineated on the Future Land Use Map shall allow mobile home or manufactured home placements. Provisions to be incorporated in the Land Development Regulations by May 1, 1992 shall create zones within these categories that control minimum floor area, structural and architectural design, foundations, buffer and screening requirements, or other building requirements to discourage mobile home placement in existing or proposed residential neighborhoods whose desired character would be disrupted upon the introduction of incompatible structures. Such regulations shall not be so restrictive as to prohibit mobile homes from locating in any particular residential future land use category or from accommodating an equitable share of sites for residential development.
5. Residential office: Single family residential (up to 5 dwelling units per acre) and general office uses which are compatible with single family development. General office uses allowed shall be low volume traffic attractor including medical, dental, and other professional offices, as well as neighborhood-serving commercial, such as barber, beauty, and photography shops. This land use designation shall stipulate a range of 85 percent residential/15 percent office to 15 percent residential/85 percent office, and to maintain the residential character of the area, site design standards that maintain the residential neighborhood character, and landscape buffers between the two land uses. These criteria shall be included in the land development regulations to be adopted by May 1, 1992.
6. Commercial: personal service establishments; professional offices; trade service establishments; commercial (limited, wholesale, storage) amusements and retail stores.
7. Commercial-industrial: wholesale business; light manufacturing or industrial plant; lumber and storage yards; canneries for citrus and vegetables.
8. Water-oriented Commercial: Commercial uses which can be carried out only on, in or adjacent to water areas because the use requires access to the water body; Commercial uses which provide goods and services that are directly associated with

water-dependent or waterway uses. Commercial uses in which waterfront location can be enjoyed by the public, such as recreation, dining, etc.

9. Tourist-oriented Commercial: Primarily for residential living quarters for transient visitors and tourists. While certain uses are permitted to operate for profit, the area is not to be considered a business zone. Certain outdoor and indoor activities are permitted for the convenience of guests as a special exception. Certain offices which are compatible with the general character of the neighborhood shall be permitted as special exceptions. Such uses are limited to restaurants, overnight accommodations, rental and incidental supply shops, and other tourist-oriented small business uses. Convenience stores, fast foot drive-in restaurants and dock fueling facilities are strictly prohibited. All development in this land use designation shall comply with the following standards:
- a. The site shall be arranged so that the view towards the site from those on the river shall not be negatively impacted. Any required parking shall not be located adjacent to the river, unless a minimum of a 10 foot wide vegetated buffer is provided adjacent to the river.
 - b. Landscape buffering with plant material native to the area shall be required to ensure the view from the river is not negatively impacted. Further, landscaping buffers of not less than five feet in width shall be installed adjacent to all non-commercial land uses.
 - c. All development shall be connected to central sewer and water.
 - d. Building height shall be limited to 40 feet.
 - e. No stormwater shall be discharged into the river, except in accordance with standards for Outstanding Florida Waters.

These guidelines shall be included in the land development regulations to be adopted by May 1, 1992.

10. Public use: churches, schools, hospitals, clinics, governmental buildings, civic clubs.
11. Recreation: Uses include parks and areas for recreational activities such as picnicking, jogging, cycling, hiking, golf courses, playgrounds, ball fields, ball courts, stables, swimming pools or beaches, and water related or water-dependent uses such as boat ramps, fishing docks and piers,

and similar outdoor recreational uses, public or private. Specifically excluded are marinas, R.V. parks, and other operations considered to be of a commercial nature, and cabin and house rentals, and other uses of a residential nature.

12. Wetlands conservation: Uses shall be limited to passive recreational uses associated with access to water bodies, harmonious with the natural environment.
13. Agricultural uses: primarily agricultural uses: residential densities may be permitted up to 1 dwelling unit per 5 acres; structures must be clustered to provide 50 percent aggregate open space. In the event of conflicts between nonagricultural and agricultural uses, such agricultural uses shall be protected from complaints about such agricultural uses by nonagricultural uses.
14. Planned Unit Development (PUD). Agricultural Uses shall be allowed by right. Densities and intensities of use shall be limited to that allowed in the agricultural category. Mixed use development, including retail, commercial, residential, recreational and public uses may be allowed when all of the following standards are met:
 - a. central water and central sewer facilities are required;
 - b. the development must undergo the PUD review process, whereby:
 1. all proposals shall provide a detailed site plan showing the intensity or density of development, location of residential and nonresidential uses, proposed traffic circulation and access management, conservation and open space areas, and other features of the site; all details of the site plan shall be reviewed as a whole by the Planning Commission for the entire parcel; once the site plan is approved by the Planning Commission, any changes to the site plan must go through site plan review and approval;
 2. parcels must be at least five acres in size to be considered for a PUD;
 3. all parcels must be environmentally sensitive to any wetlands on the site and provide upland buffers to ensure protection of water quality.
 4. The land development regulations, adopted by May 1, 1992, shall include additional design standards for this category to ensure compatibility with adjacent land uses and ensure quality development.

TABLE 1b
FUTURE LAND USE: DENSITY/INTENSITY OF USE

FUTURE LAND USE	DENSITY	MAXIMUM LOT COVERAGE ¹	MAXIMUM BUILDING HEIGHT
Residential, Low Density	< 1 du/acre	45%	40 ft.
Residential, Medium Density	< 5 du/acre	50%	40 ft.
Residential, High Density	5.1-12 du/acre	45%	50 ft.
Residential/ Office	4 du/acre	50% Residential 65% Office	50 ft.
Industrial	n/a	65%	60 ft. (light) 150 ft. (heavy)
Commercial	n/a	65%	50 ft.
Water Oriented Commercial	n/a	50%	40 ft.
Tourist Oriented Commercial	n/a	50%	50 ft.
Public	n/a	65%	50 ft.
Conservation	n/a	n/a	n/a
Recreation	n/a	45%	50 ft.
Agricultural	1 du/5 acres	7.5%	50 ft.
Vacant	n/a	n/a	n/a
Wetlands	n/a	n/a	n/a
Water Bodies	n/a	n/a	n/a
PUD - Approximate proportions of land use within PUD:			
residential-not less than 30%, not greater than 50%	< 5 du/acre ²	45%	50 ft.
commercial-not less than 5%, not greater than 50%	n/a	65%	50 ft.
recreation/ open space not less than 10%	n/a	45%	50 ft.
public, including utilities or wetlands conservation easements, not less than 5%	n/a	n/a	n/a

- 1 Lot coverage includes all buildings and all paved areas, including swimming pools and paved parking areas.
- 2 Up to 7 additional units per acre may be awarded through a density bonus system. The density bonus system, to be developed in the land development regulations, will allow additional density where the applicant provides additional amenities or services to the site, such as additional open space or public shoreline access.

Source: Revision of existing zoning code by Henigar & Ray, INC. June 1992.

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Policy 1.2: The land development regulations shall include standards for development and redevelopment of areas designated as water-oriented commercial, including:

1. Provision of stormwater treatment to meet DER standards and adopted level of service standards.
2. Zero lot line, open space credits or other innovative bonuses developed in the land development regulations that are consistent with the adopted plan, for providing public access.
3. Preference will be given to development which combines smaller lot development into larger sites.

Policy 1.3: The land development code shall include requirements that new development in areas of elevated radon emissions use appropriate radon resistant construction techniques, as recommended by the State of Florida.

Objective 2:

Adopt policies and procedures upon plan adoption which ensure the availability of suitable land for placement of utilities and facilities necessary to support proposed development, and coordinate future land use with availability of services and facilities.

Policy 2.1: New residential developments which are subdivisions, multifamily developments or mobile home developments shall be required to provide land to meet the recreation and park needs of the residents (except historical district). A formula will be developed in the City's land development regulations which calculates land required based upon the density of the development and the City's adopted level of service standards.

Policy 2.2: The City shall develop policies requiring that areas proposed for annexation provide a proportionate share of recreation facilities, in accordance with the Recreation and Open Space Element.

Policy 2.3: Establish incentives for all new waterfront residential development to reserve a portion of the total development acreage to provide public access to the river. This acreage may count as part of the development's share of providing recreation facilities.

Policy 2.4: All development orders and permits for future development and redevelopment shall be issued only if public facilities necessary to meet level of service standards adopted as part of the Capital Improvements Element are available concurrently

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with the impacts of the proposed development.

Policy 2.5: Existing development shall connect to central sewer and water facilities as they become available; provision of central sewer to riverfront property shall be first priority.

Policy 2.6: Future siting of public facilities and services shall maximize efficiency, while minimizing financial costs. Soil suitability, sinkhole potential and setbacks from wetlands shall determine approval or denial of all future sewage treatment plant sites.

Policy 2.7: Ensure that new multi-family residential development, (units of three or more), has direct access to collector roads so that high volumes of traffic do not pass through other residential neighborhoods.

Policy 2.8: All new development shall be required to hook up to central sewer. Development in the agricultural land use district shall not be required to utilize central sewer unless development is clustered at densities required to have central sewer in accordance with FDHRS standards.

Policy 2.9: Existing development shall be required to hook up to central sewer within 90 days of availability.

Policy 2.10: Coordinate with the Marion County Board of County Commissioners through joint meetings and interlocal agreements, regarding the provision of central sewer facilities to all riverfront property, pursuant to Bill 1433.

Policy 2.11: The fees for permit review, site plan review and other administrative duties for the review and permitting of development shall be revised to reflect costs of City staff time.

Policy 2.12: Issuance of all development orders and permits shall be based upon public facilities and service being available at the adopted level of service standards concurrent with the impacts of the development. The City shall cooperate with public utilities to ensure facilities that provide utility service are authorized at the same time as land uses that require those facilities are authorized. Siting of such facilities shall be consistent with the adopted future land use map and compatible with adjacent land uses.

Objective 3:

No areas within the City have been identified as blighted areas requiring renewal processes. However, approximately 1.3 percent of the City's housing stock is in dilapidated condition. Since this housing occurs primarily within the Historic District, it is the City's objective to prevent future blight and eliminate its

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substandard housing by implementing the following: adoption of land development regulations by the statutory deadline and implementation of coordination policies by 1995.

Policy 3.1: The land development regulations and codes shall be enforced equally for all property within Dunnellon.

Policy 3.2: The land development regulations shall establish minimum housing codes, providing for conservation, demolition and rehabilitation techniques of residential structures.

Policy 3.3: Strengthen Land development regulations, to ensure structural and aesthetic integrity of housing stock.

Policy 3.4: Coordinate with property owners concerning the availability of tax benefits and other incentives available for renovation and improvement of historic structures.

Policy 3.5: Coordinate with the private sector in order to encourage rehabilitation of both residential and nonresidential structures, through continued application for CDBG and other grant programs which fund rehabilitation efforts and through establishment of partnerships with the private sector for construction and other services upon which the city relies on the private sector.

Policy 3.6: Coordinate with Marion County, the Department of Community Affairs, the Florida Department of Rehabilitative Services and US Department of Housing and Urban Development concerning various alternatives available towards the rehabilitation of substandard housing within the City.

Objective 4:

Encourage elimination and reduction of uses inconsistent with the community's character and future land uses, through adoption of the land development regulations by the statutory deadline.

Policy 4.1: The land development regulations (including zoning) shall be amended to ensure development, particularly commercial or institutional, is consistent with neighborhood and historical character.

Policy 4.2: The land development regulations shall prohibit development of new single family homes in all commercial-only zones.

Policy 4.3: Where existing single family homes are made nonconforming by this plan, such uses shall be allowed to continue with normal repairs and maintenance to existing buildings. However, these uses shall be subject to specific regulations in the

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land development code.

Policy 4.4: Continue to allow housing for special needs groups, including group homes, foster care facilities and rural and farm worker households in all residential neighborhoods.

Policy 4.5: The land development regulations shall allow only specified nonresidential uses (other than home occupations) in residential zones and only by special exception.

Policy 4.6: No incompatible uses have been identified in the existing land development regulations. However, during research and revision of the land development regulations to be consistent with the adopted comprehensive plan, Chapter 163, F.S., 9J-24 and 9J-29, F.A.C, any inconsistencies shall be modified to eliminate potentially incompatible uses now allowed in the land development regulations.

Policy 4.7: All new residential subdivisions, multi-family development, commercial and mixed use development shall undergo the site plan review process to ensure appropriate buffering requirements from adjacent uses, provision of adequate traffic flow and parking and appropriate site design provisions consistent with the character and development pattern of the district.

Policy 4.8: Criteria to be developed for review of new development under site plan review shall include, but not be limited to, consideration of impacts of the proposed development on: potable water quality, surface water quality, adequate buffering from adjacent land uses and neighborhoods, potential for elevated radon emissions and traffic circulation and parking.

Objective 5:

Develop appropriate land development techniques in the land development regulations, within one year after plan adoption, which ensure all future development activities protect natural and historical resources. Site design shall include analysis of soils, topography, wetlands and other environmental constraints.

Policy 5.1: No mining activities shall be permitted within the corporate limits.

Policy 5.2: The City shall require that industrial uses in the commercial-industrial zone mitigate any impact on air and water quality.

Policy 5.3: All proposed commercial-industrial development shall undergo the site plan review process, where the following standards shall be enforced to ensure protection of air quality:

- A. The proposed industrial uses will be located in areas deemed to have the least impact on air, potable water and surface water quality standards.
- B. The applicant shall include documentation that ambient air quality, potable water quality and surface water quality in the City will not be lowered.
- C. The applicant shall use adequate landscaping to promote air quality and reduce noise and view impacts to adjacent property.

Policy 5.4: New development shall maintain a 50-foot setback from water bodies, and a 25-foot setback from wetlands. Applicants unable to meet the 50 foot setback may be allowed to provide a 25 foot setback so long as a vegetated swale is provided in the uplands adjacent to the waterline which is effectively designed for water quality and erosion control.

Policy 5.5: All proposed development in the 100-year floodplain shall provide compensatory storage of floodwaters to ensure other areas do not become flood-prone. All development in the floodplain shall be consistent with the standards for construction as set forth in the City's floodplain management ordinance, which provides standards consistent with Federal standards for floodplain construction.

Policy 5.6: The City shall develop other criteria which are necessary to protect public health, safety and property for development in flood-prone areas.

Policy 5.7: The City shall protect historic and natural resources, including endangered species and natural aquifer recharge capabilities, by allowing such innovative development techniques as, cluster housing, transfer of development rights and density bonuses, and establishment of minimum buffer areas and setbacks from historic or environmentally sensitive resources.

Policy 5.8: The City shall require the establishment of conservation easements and preservation areas for new development containing endangered, threatened or species of special concern, or archaeological resources.

Policy 5.9: The City shall enforce regulations which restrict disturbance of wetlands by development activity, including setbacks, prohibitions on dredge and fill activity, and limitation of vegetation clearing to no more than 25 percent within setback buffers.

Policy 5.10: The City shall enforce the existing tree ordinance, for the protection of native species and elimination of

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undesirable, aggressive exotics.

Policy 5.11: In order to protect present and future water supplies, the City shall adopt a wellfield protection ordinance limiting development within specified radii to public potable water wells as follows:

- A. A 200-foot radius for Well Nos. 1, 2, 3, and 4, within which new development and redevelopment shall be limited to passive recreational use;
- B. All new underground storage tanks within the City shall be required to provide double lining, consistent with DER rule 17-761, F.A.C. All land use requests for installation of underground storage tanks shall not be issued development orders until approved by the Marion County Underground Storage Tank Program to ensure consistency with DER rules.
- C. All existing underground storage tanks within the City shall be inspected annually in accordance with the Marion County Underground Storage Tank Program.
- D. Prior to permitting of demolition or redevelopment of land uses which contain underground storage tanks, the developer shall be required to submit closure plans consistent with DER rule 17-761.800, F.A.C. to the Marion County Underground Storage Tank Program officials for prior approval.
- E. Should the City police, fire department, public works personnel or other staff become aware of any spills throughout the City, the Public Works director shall report the information within 24 hours to the Marion County Underground Storage Tank Program and request assistance under the program towards enforcement of cleanup procedures.

Policy 5.12: The City shall require that all new subdivisions, multi-family and non-residential development provide a minimum of 30 percent pervious (porous) open space or green area, except within the historic district.

Policy 5.13: In order to protect its historic structures, the City has recently had its Historic District nominated to the National Register of Historic Places. However, this nomination only limits alterations to structures which are receiving federal and state funds. Therefore, the City shall develop, implement and enforce an historic preservation ordinance by May 1, 1992, which:

- A. Establishes an historical preservation board, with the

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responsibility to direct and supervise development of the Historic District and any additional individual buildings with historical status. The Board shall also be responsible for coordinating with the State Division of Historic Resources, as well as providing property owners with information, such federal tax and other benefits available under National Register status.

- B. Establishes criteria for redesign, maintenance, alteration, demolition and relocation of historical buildings so that historic character is not diminished.
- C. Establishes a sign ordinance specific to the historic district.
- D. Regulates replacement of physical features such as street lights, street signs and utility poles to promote compatibility with the historic district.
- E. Administers enforcement procedures and public hearings for review.
- F. Develops procedures for establishing new boundaries and monitoring construction in the existing district.
- G. Protects archaeological sites from disturbance and destruction, by prohibition of development on or in such close proximity to archaeological site 8MR95 as to destroy its substance or character, and requires that archaeologically significant sites that might be discovered in the future in Dunnellon be left intact and immediately reported to the City administration to initiate the preservation process.

Policy 5.14: The City shall review and amend the land development regulations to eliminate zoning or other conflict with the historic preservation ordinance.

Policy 5.15: The conservation and rehabilitation of substandard housing of historical significance shall be in accordance with the standards of the Division of Historic Resources and the City's local historical ordinance, when adopted.

Policy 5.16: Provide design guidelines for new construction and renovation of non-historic buildings within the district.

Policy 5.17: The City shall promote the reuse of historic buildings within the district, by allowing innovative incentives and techniques whereby owners of historic properties who cannot justify the renovation of buildings as residential units shall meet

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standards for renovation as commercial, office, or a mix of commercial/office and residential. Such innovative incentives and techniques may include tax credits and conservation easements as stipulated in the land development regulations to be adopted by May 1, 1992. The applicant shall be required to meet the standards for renovation and site design consistent with the historical district ordinance.

Policy 5.18: The City shall promote development of educational programs to achieve a higher level of public awareness of local historic resources.

Policy 5.19: The City shall offer public recognition incentives for active conservation of locally significant historic resources to encourage public and private participation in preservation

Objective 6:

To coordinate at all times with appropriate resource management plans prepared pursuant to Chapter 380, F.S., and other natural resource management plans.

Policy 6.1: The City shall maintain coordination with all agencies having natural resource management plans, including the Department of Natural Resources (which has jurisdiction over the Rainbow River Aquatic Preserve) the Department of Environmental Regulation (which has jurisdiction over Outstanding Florida Waters) and Florida Freshwater Fish and Game Commission (which has jurisdiction over fisheries and endangered species), and Southwest Florida Water Management District which has nominated the Rainbow River to the Surface Water Improvement and Management program.

Policy 6.2: The City shall coordinate with Marion County, the Department of Community Affairs and the Withlacoochee Regional Planning Council regarding any resource management plans initiated by those agencies.

Objective 7:

It is the City of Dunnellon's objective to control urban sprawl, through its comprehensive plan, amendments to the comprehensive plan, and adoption of land development regulations by the statutory deadline which provide specific criteria for development. Such criteria shall encourage infill and redevelopment within the city and ensure provision of adequate urban services within the city to meet adopted levels of service standards concurrent with the impacts of development. Additional actions towards reduction of urban sprawl shall include: interlocal agreements with Marion County on annexation areas and adjacent development approved by the county.

Policy 7.1: Proposed plan amendments for land uses which are more intense than those designated on the adopted Future Land Use Map shall be required to provide urban services at adopted levels of service at the developer's expense, in addition to demonstrating consistency with the adopted comprehensive plan, as required by s. 163.3194, F.S.

Policy 7.2: Extension of services within the Urban Service Area shall have priority over extension outside the Urban Service Area.

Policy 7.3: The City shall develop specific annexation policies which ensure annexation does not contribute to urban sprawl, including requiring that city services provide service to existing developed areas within the city prior to extension of services outside the city to discourage leapfrog development. Annexation proposals shall not be approved unless consistent with adjacent land use within the city, availability of public facilities and discouraging leapfrog development.

Policy 7.4: The City shall establish coordinating mechanisms with Marion County in order to control urban sprawl outside City limits. Such coordination shall include interlocal agreements for: joint development review of proposals outside city limits, including DRIs, which impact roadway level of service, future land use designations for adjacent lands, and proposed road improvement plans for US 41 and the extension of sewer on the Rainbow River.

Policy 7.5: Develop an interlocal agreement with Marion County to increase coordination during subsequent updates of the both comprehensive plans in order that the City play an increasing role in the planning of areas directly outside City limits, and which hold potential for annexation.

Policy 7.6: The land development regulations, adopted by May 1, 1992, shall contain design standards to control and minimize the negative impacts of strip commercial development.