

Sec. 20.3-34. Public Ownership (Zone PO-1).

- (a) *Area.* All land designated as Zone PO-1 is subject to the regulations of this Section. Such areas are established to provide a coordinated land planning approach to the sale, rent, lease, purchase, management, or alteration of publicly owned or operated property. This district is primarily concerned with, although not limited to planning of public buildings and facilities.
- (b) *Uses Permitted.*
- (1) Governmental services and accessory buildings and structures including but not limited to the following:
 - (i) Government Office Buildings and Annex Buildings
 - (ii) Police Stations
 - (iii) Fire Stations
 - (iv) Libraries
 - (v) Post Offices
 - (vi) Transit Stations (amended 1/05 – Ord. 05-3)
 - (2) Public Educational Institutions including but not limited to the following:
 - (i) Colleges and Universities
 - (ii) Vocational Schools and Training Centers not owned or operated by the Clay County School Board
 - (3) Publicly owned or operated hospitals.
- (c) *Conditional Uses.* The following uses are permitted in the PO-1 Zoning District, subject to the conditions provided in Section 20.3-5.
- 1) Communication Antennas and Communication Towers, including accessory buildings, tower support and peripheral anchors as governed by the provisions of Section 20.3-46 of the Clay County Land Development Code, provided that said towers are two hundred (200) feet from adjacent residentially zoned property. (Amended 11/26/96 - Ord. 96-58)
 - (2) Radio, Television, Microwave Relay Stations or Towers and Accessory Equipment Buildings constructed for public or private use. (Ord. 95-53 - 11/28/95)
 - (3) Land Clearing Debris Disposal Facility permitted only in Agricultural, Commercial, Mining, and Agricultural/Residential land use categories.
 - (4) Public Educational Facilities (Amended 10/99 - Ord. 99-55)

(d) *Uses Not Permitted.*

(1) Any use not allowed in paragraphs (b) or (c) above.

(e) *Site Development Plan.* All uses listed in this Section require a site development plan that shall conform to the requirements of this chapter. The Site plan shall be submitted to the Planning and Zoning Department for administrative review and approval prior to obtaining a building permit.

(f) *Density Requirements* - The maximum density of development for land in this zoning district shall not exceed a Floor Area Ratio (F.A.R.) of forty (40) percent.

(g) *Lot and Building Requirements.* The principal building(s), accessory structures and other uses shall be located so as to comply with the following minimum requirements.

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(1) Government service and accessory buildings, building lines, setbacks and lot size shall be in accordance with Section 22, Ordinance 82-45, as amended.

(2) Public Educational Institutions: As determined by the State Department of Education.

(3) Side Lot Line Setbacks.

(i) Side lot line setbacks on property which abuts residential or agricultural districts shall not be less than twenty-five (25) feet. If said lot is a corner lot, then the side setback shall be the same as the front setback. (amended 2/94 - Ord. 94-03)

(ii) Where the adjoining lot is also zoned for business, the building may be placed up to the side lot line, provided the building is constructed in accordance with the regulations of the applicable Building Code; in all other construction, the minimum side yard setback shall be fifteen (15) feet. (amended 2/94- Ord. 94-03)

(4) Rear lot line setbacks shall be twenty (20) feet. If the rear yard does not abut a public street, then access over private property shall be provided. Access shall not be less than twenty-five (25) feet in width, and shall be unobstructed at all times.

(5) Front lot line setbacks shall comply with Section 19, Subsection 4, Ordinance 82-45, as amended, and shall in no case be less than twenty-five (25) feet.

- (6) All structures shall be set back a minimum of 50 feet landward from the ordinary high water line or mean high water line, whichever is applicable; for waters designated as Aquatic Preserves or Outstanding Florida Waters, the setback will be 100 feet. (amended 5/05 – Ord. 05-18)
 - (7) Where a non-residential district is adjacent to a lot line of property of a residential or agricultural classification, no materials, garbage containers, or refuse shall be allowed nearer than fifteen (15) feet to such a residential or agricultural district. Garbage or refuse shall be containerized and such containers shall be enclosed or screened so as not to be readily visible from said residential or agricultural district.
 - (8) *Visual Barrier:* Proposed non-residential development shall be buffered from adjacent land within the residential land use categories identified in Section 20.3-8 with a twenty-five (25) foot building setback, ten (10) foot landscaped area, minimum six (6) foot high opaque barrier (fence or vegetation) and tree planting thirty (30) feet on center. (amended Ord. 94-26 - 4/26/94)
- (h) Roadway and size limitations within the Residential Land Use Categories the following minimum road functional classifications and intensity of site development, which is combined square footage of all buildings, shall be met:
- (1) Government Office Buildings and Annex Buildings
Local - not permitted
Minor Collector and above - no limit (amended 12/2/98 - Ord. 98-65)
 - (2) Police Stations - Institutional Map Series
 - (3) Fire Stations - Institutional Map Series
 - (4) Libraries - Institutional Map Series
 - (5) Post Offices - Institutional Map Series
 - (6) Elementary, Middle, and High Schools - Institutional Map Series
 - (7) Colleges and Universities - Institutional Map Series
 - (8) Vocational Schools and Training Centers - Institutional Map Series
 - (9) Public Owned or Operated Hospitals - Institutional Map Series (Amended 6/98 - Ord. 98-27)
 - (10) Transit Stations – Institutional Map Series (amended 1/05 – Ord. 05-3)

