

Sec. 20.3-35. Public Ownership (Zone PO-2).

- (a) *Area.* All land designated as Zone PO-2 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 parks and recreation areas.

- (b) *Permitted Uses.* Public Parks and Recreation Facilities including but not limited to the following:
 - (1) Boat Ramps
 - (2) Campgrounds
 - (3) Parks
 - (4) Playgrounds
 - (5) Athletic Fields and Courts
 - (6) Marinas
 - (7) Golf Courses
 - (8) Fairgrounds
 - (9) Auditoriums and arenas
 - (10) Outdoor attractions
 - (11) Amphitheaters.

- (c) *Conditional Uses.* The following uses are permitted in the PO-2 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 11/26/97 - Ord. 96-58)
 - (2) Radio, Television, Microwave Relay Stations or Towers and Accessory Equipment Buildings constructed for public or private use.
 - (3) Land Clearing Debris Disposal Facility permitted only in Agricultural,

Commercial, Mining, and Agricultural/Residential land use categories.(Amended 6/98 - Ord. 98-27)

- (4) Public Educational Facilities (Amended 10/99 - Ord. 99-55)
 - (5) BMX Track (Bicycle Motocross; Non-motorized): (Amended 8/02 – Ord. 02-43)
- (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 an F.A.R. of forty (40) percent. (Amended 6/98 - Ord. 98-27)
- (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.
Rev. 04/22/08
- (1) *Minimum Lot Area.*
 - (i) Boat ramps, playgrounds, athletic fields and courts. One (1) acre.
 - (ii) Parks, campgrounds, marinas, and golf courses. Five (5) acres.
 - (2) *Frontage.* The minimum required frontage on a public street to be used for the primary point of access shall be one hundred (100) feet.
 - (3) *Property Development Regulations.* The building height, setbacks, and total floor area shall be in accordance with Sec. 20.3-26.
 - (4) *Access.* Access to said facilities shall be from a hard surfaced public road directly to the entrance of the facility.
 - (5) *Lighting.* Lighting to illuminate buildings, area, or advertisement shall be so designed so as to shine only on the subject use and directed away from public street.
 - (6) *Performance Standards.* The operation of these facilities shall conform to

all rules and regulations of all governmental agencies having appropriate jurisdiction and to the performance standards of this Ordinance.

- (7) **Fencing and Screening.** Where deemed necessary by the Board of County Commission to protect the general public, safety fences up to a height of ten (10) feet may be required. The Commission may also require a landscape screen of at least seventy-five (75) percent opaqueness to protect neighboring property from potential loss of use or diminishment of land value or use.
- (8) **Setbacks.** No structures or facilities shall be located closer to the property line than as follows:
 - (i) Tennis Courts 25 feet
 - (ii) Athletic Fields 50 feet
 - (iii) Playgrounds 50 feet
 - (iv) Campgrounds 100 feet
 - (v) Outdoor Attraction 150 feet
 - (vi) Other Structures 25 feet
- (9) 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)
- (10) **Parking and Loading.** All uses authorized herein shall be subject to the procedural requirements of the Off-Street Parking and Loading regulations of this Article (except as modified below), and can be grass stabilized or hard surfaced:
 - (i) **Athletic Fields.** One (1) space for every four (4) bleacher seats or thirty (30) spaces per athletic field, whichever is greater.
 - (ii) **Campgrounds.** One (1) space per campsite plus one (1) space per employee.
 - (iii) **Outdoor Attraction.** Five (5) spaces for each acre of outdoor attraction area.
 - (iv) **Recreation Areas.** Five (5) spaces for each acre of outdoor recreation area.
- (11) **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) Boatramps
Local - 2,500 square feet.
Minor Collector and above - no limit.
 - (2) Campgrounds
Local - 2,500 square feet.
Minor Collector and above - no limit.
 - (3) Parks
Local - 2,500 square feet.
Minor Collector and above - no limit.
 - (4) Playgrounds
Local- 2500 square feet.
Minor Collector and above - no limit.
 - (5) Athletic Fields and Courts
Local- 2500 square feet.
Minor Collector and above - no limit.
 - (6) Marinas
Local - not permitted
Minor Collector - not permitted
Major Collector - 5,000 square feet.
Minor Arterial and above - no limit.
 - (7) Golf Courses
Local - not permitted
Minor Collector - not permitted
Major Collector - 5,000 square feet.
Minor Arterial and above - no limit.
 - (8) Fairgrounds - Institutional Map Series.
 - (9) Auditoriums and Arenas - Institutional Map Series.
 - (10) Outdoor Attractions - Institutional Map Series.
 - (11) Amphitheaters - Institutional Map Series. (Amended 6/98 - Ord. 98-27)