

Sec. 20.3-36. Public Ownership (Zone PO-3).

- (a) *Area.* All land designated as Zone PO-3 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, capital improvements of a distinctly significant nature.
- (b) *Uses Permitted.* Transportation facilities publicly owned or operated, including but not limited to the following:
 - (1) Military installations
 - (2) Maintenance yard facilities
 - (3) Fuel depots
 - (4) Heavy equipment storage
 - (5) Public airports.
- (c) *Conditional Uses.* The following uses are permitted in the PO-3 Zoning District, subject to the conditions provided in Section 20.3-5.
 - (1) Communication Antenna 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. (Ord. 95-53)
 - (3) Borrow Pits (amended 2/95 - Ord. 95-2)
 - (4) Land Clearing Debris Disposal Facility permitted only in Agricultural, Commercial, Mining, and Agricultural/Residential land use categories. (Amended 6/98 - Ord. 98-27)
- (d) *Uses Not Permitted.*
 - (1) Any use not allowed in paragraphs (b) or (c), above.

- (e) *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) Side Lot Line Setbacks.
 - (i) Side lot line setbacks on property which abuts residential or agricultural districts shall be not 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.
 - (ii) Where the adjoining lot is zoned for business, the building may be placed up to the side lot line, providing the building is constructed with four (4) hour party walls as defined by the applicable Building Code; in all other construction, the minimum side setback shall be fifteen (15) feet.
- (2) 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.
- (3) 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.
- (4) 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)
- (5) 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.
- (6) The development and operation of military installations, public airports, and heliports shall conform to all rules and regulations of all governmental agencies having appropriate jurisdiction and to the performance standards of this Article.
- (7) *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)