

**Sec. 20.3-38. Private Services (Zone PS-1).**

- (a) *Area.* All land described as Zone PS-1 is subject to the regulations of this Section. Such areas are established to provide adequate land for the private sector providing religious services and educational facilities. A site plan conforming to the requirements of Section 6, Part 12, Ordinance 82-45, as amended, is required and shall be submitted to the Planning and Zoning Department for administrative review and approval prior to obtaining a building permit.
- (b) *Uses Permitted.*
- (1) Churches, Synagogues and Temples; together with educational and recreational facilities owned, maintained and operated by any such Church, Synagogue or Temple and accessory thereto; together with rectories, convents and parsonages and social and community uses and activities typically and traditionally accessory thereto.
  - (2) Private schools, preschools, day care centers and seminaries.
- (c) *Conditional Uses -* The following uses are permitted in the PS-1 Zoning District, subject to the conditions provided in Section 20.3-5.
- (1) Land Clearing Debris Disposal Facility permitted only in Agricultural, Commercial, Mining, and Agricultural/Residential land use categories. (Amended 6/98 - Ord. 98-27)
  - (2) Public Educational Facilities (Amended 10/99 - Ord. 99-55)
- (d) *Site Development Plan.* All uses listed in this Section require a site development plan that shall contain the information required in Section 6, Part 42, Ordinance 82-45, as amended.
- (e) *Density Requirements -* The maximum density of development for land in this zoning district shall not exceed an F.A.R. of forty (40) percent.
- (f) *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) Side lot line setback on property which abuts residential or agricultural districts shall not be less than twenty-five (25) feet. If said lot is a corner lot, the setback shall be the same as for a front lot line. Where the adjoining lot is also zoned for business, the building may be placed up to the side lot line, providing the building is constructed in accordance with the regulations of the applicable Building Codes; in all other construction,

the minimum side setback shall be fifteen (15) feet.

- (2) Rear lot line setbacks shall be twenty (20) feet. Access shall be not less than twenty (20) feet in width and shall be unobstructed at all times.
  - (3) Front lot line setbacks shall comply with Section 6, 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) No materials, garbage containers or refuse shall be allowed nearer than fifteen (15) feet to 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 off-site.
  - (6) Height and Size Limitations.
    - (i) No structure shall exceed two stories or thirty-five (35) feet, whichever is more restrictive, unless of fire resistance construction as specified by the applicable Building Code.
    - (ii) Parking requirements shall comply with this chapter.
  - (7) Special Requirements. A six foot high solid fence or wall shall surround the play area of preschool and day care centers. (Chain link, wood, brick for the purpose of retaining children; shrubbery is not permitted as a substitute for a fence.)
  - (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)
- (g) *Lighting.* Artificial lighting used to illuminate the premises and/or advertising copy shall be directed away from adjacent residential or agricultural districts.
- (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) Churches, Synagogues and Temples; together with educational, daycare and recreational facilities.

Local and above - no limit

- (2) Preschools

Local - not permitted.

Minor Collector - 3,500 square feet.

Major Collector and above - no limit.

- (3) Private Schools

Local - not permitted.

Minor Collector - 3,500 square feet.

Major Collector and above - no limit.

- (4) Daycares

Local - not permitted.

Minor Collector - 3,500 square feet.

Major Collector and above - no limit.

- (5) Seminaries

Local - not permitted.

Minor Collector - not permitted.

Major Collector - 20,000 square feet.

Minor Arterial and above - no limit. (Amended 6/98 - Ord. 98-27)