

Sec. 20.3-40. Private Services (Zone PS-3).

- (a) *Area.* All land described as Zone PS-3 is subject to the regulations of this Section. Such areas are established to provide adequate land for the private sector providing health care services. A site plan conforming to the requirements of this chapter 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) Hospitals and related adjacent medical offices and medical facilities, and eleemosynary (charitable) institutions. An incinerator as an accessory use for a hospital only is permitted, for volume reduction of biological and biohazardous waste generated at the hospital only, provided that such incinerator is fully permitted by all applicable state and federally regulatory agencies. (amended 2/24/98 - Ord. #98-8)

 - (2) Group homes (privately operated and DHRS licensed):
 - (i) Detention Centers;

 - (ii) Drug Abuse and Alcohol Treatment Facilities;

 - (iii) Intermediate Care Facility (Cluster);

 - (iv) Intermediate Care Facility (Mentally Retarded).

 - (3) Institutions for the insane (DHRS licensed).

- (c) *Conditional Uses.* The following uses are permitted in the PS-3 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. (Amended 11/26/96 - Ord. 96-58).

 - (2) Animal Clinics. (Amended 3/26/97 - Ord. 96-18)

 - (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)

- (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 contain the information required in Section 27, Ordinance 82-45, as amended.
- (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.
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- (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, then setbacks shall be the same as for front yards. 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 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, or twenty-five (25) feet if adjacent to a residence. 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. 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.
- (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)

- (h) *Lighting.* Artificial lighting used to illuminate the premises and/or advertising copy shall be directed away from adjacent residential or agricultural districts.
- (i) 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) Hospitals and Related Adjacent Offices and Medical Facilities
Institutional Map Series
 - (2) Group Homes
 - Local- not permitted.
 - Minor Collector- not permitted.
 - Major Collector- 25,000 square feet.
 - Minor Arterial and above- no limit.
 - (3) Institutions for the Insane
 - Local- not permitted.
 - Minor Collector- not permitted.
 - Major Collector- not permitted.
 - Minor Arterial- 50,000 square feet.
 - Major Arterial and above- no limit.
 - (4) Animal Clinics
 - Local- not permitted.
 - Minor Collector- 5,000 square feet.
 - Major Collector and above- no limit. (Amended 6/98 - Ord. 98-27)