

### LA AC Zoning District

\*\*Please refer to Lake Asbury Land Development Regulation document for specific design criteria.

The Base Zoning is *AC-M1*, permitting at least two of the following uses: residential, office, retail commercial, or light industrial, with each use comprising at least 20% of total project acreage. AC-M1 also allows single-use projects for office and light industrial development. Other Zoning Districts permitted in the AC Land Use category (consistent Zoning Districts) are PO-1, PO-2, PO-3, PO-4, PO-5, PS-1, PS-2, PS-3, PS-4, and PS-5. Also permitted is AC-M2, required when the mix of uses proposed are outside the preferred range, or to permit development of a single use.

This land use category will accommodate a range of activities from employment-based office, large-scale retail, light industrial, civic, and recreational uses, as well as multi-family housing. A higher standard of design, aesthetics and environmental protection and enhancement will be emphasized in this category. The category is particularly intended to attract higher-intensity, design-unified corporate campuses that contain a concentration of different urban functions. The concentration of these multiple uses provides the opportunity for the efficient provision of public facilities.

The Activity Center shall be surrounded by an urban greenbelt, which requires a minimum 100-foot wide natural or planted area. This greenbelt may also consist of a parkway with a greenbelt median.

Project residential density shall be between eight and 10 units per acre, not applicable to upper floor units in nonresidential developments. Projects utilizing upland preservation density bonus units shall be allowed a density of up to 12 units per net acre. Residential uses shall be developed under the traditional neighborhood development design format. The maximum floor area ratio (FAR) for each non-residential development shall not exceed 80%, with an overall average not to exceed 60%.

All development is subject to the Lake Asbury Overlay Standards.

- a. Permitted uses:
  - i. All uses permitted within the Village Center land use as well as “big box” uses.
  - ii. Light industries, with related offices and showrooms, which manufacture, assemble, process, package, store, and distribute small unit products such as optical devices, precision instruments, electronic equipment, toys, fishing tackle, research facilities and laboratories, and the like.
  - iii. Automobile sales, service, and rentals; tire sales and service (both new and used); repair garages; motorcycle sales and service; wholesale bakeries; commercial heating and air conditioning; plumbing and electrical shops; wholesale sales rooms and storage rooms; retail meat markets; hardware stores (outside display); commercial plant nurseries; building supply materials; boat and motor sales and service; funeral homes; animal

hospitals; miniature golf courses; lawnmower and outboard rentals, sales and service; driving ranges; feed and hay processing and sales.

- iv. Warehouse, warehouse-showroom, or distribution uses.
- v. Outdoor storage activities associated with construction, electrical, and similar contractors.
- vi. Corporate, professional, and business offices.
- vii. Hospitals or hospital satellite facilities; and single-practice clinics.
- viii. Accessory uses, such as dining and recreational facilities, as well as professional services such as copying centers, shipping offices, and computer services.
- ix. Places of worship, day care centers and private schools.
- x. Plant nurseries.
- xi. Funeral homes, cemeteries, mausoleums and crematoriums.
- xii. All of the above uses are subject to the following provisions:
  - A. such uses shall be conducted entirely within an enclosed building and include no outside storage or activities, unless such storage or activities are visually screened from adjacent rights-of-way and properties and are located at least fifty feet from a property line of a less intensive use. In addition, outdoor activities associated with schools and day care are permissible. In the case of car, boat, or similar sales uses, storage or activity areas shall be visually screened from adjacent rights of-way and properties using the following screening standards
    1. The landscaped area shall be at least 25 feet wide.
    2. Sufficient canopy trees shall be planted or preserved to receive at least twelve tree points per one hundred lineal feet or fraction thereof and arranged so that the trees are distributed along the distance.
    3. The landscaping shall include a masonry wall, solid fence, berm or hedge that is maintained between thirty and forty-eight inches in height above grade. Hedges shall be a minimum of twenty-four inches in height above grade at the time of planting, spaced not more than thirty-six inches apart and maintained so as to form a continuous visual screen thirty inches in height above grade, under normal growing conditions, within one year after planting.
    4. In order to break the visual monotony of a masonry or wood wall when such walls are used, at least two shrubs or vines shall be planted abutting the wall within each ten feet but not necessarily evenly spaced ten feet apart. Such shrubs or vines shall be planted along the street side of the screen, shall be a minimum of twenty-four inches in height above grade at the time of planting, and maintained so as to form a visual screen thirty inches in height above grade, under normal growing conditions, within one year after planting.

5. The remainder of the required landscaped areas shall be landscaped with turf grass, ground cover or other landscape materials.
- B. such uses shall provide off-street loading facilities which are located at the rear or side of the building and visually screened from any abutting public or approved private street or residentially zoned property.
- xiii. Hotels and motels.
  - xiv. Individual second-floor apartments are allowed over commercial uses with a maximum of one dwelling unit per 1,000 square feet of nonresidential space. Such units, as well as upper floor office space shall be exempt from road concurrency.
  - xv. Banks and financial institution with drive-in facilities; drive in restaurants; the sale of gasoline without garage, car repair, or car wash facilities.
  - xvi. Retail sales of beer and wine at establishments commonly known as convenience stores only pursuant to licensure by the Division of Alcoholic Beverages and Tobacco of the Florida Department of Business Regulation, for off-premises consumption only.
  - xvii. Places of worship, day care centers and private schools, not to exceed 100,000 square feet in size.
  - xviii. Multifamily residential uses at eight to twelve units per acre, meeting the conditions of this code.
  - xix. Professional and medical offices.
  - xx. Plant nurseries.
  - xxi. Funeral homes, cemeteries, mausoleums and crematoriums.
  - xxii. Public and/or Private Utility Sites.
- b. Conditional Uses. The following uses are permitted in the Activity Center District subject to conditions provided in Section 20.3.5 of the Zoning Code.
    - i. 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 200 feet from adjacent residentially zoned property.
    - ii. Microwave towers.
    - iii. Sales from vehicles.
    - iv. Seasonal outdoor sales.
    - v. Temporary structures or buildings (excluding mobile homes).
    - vi. Recreational Vehicle and Boat Storage.
  - c. Uses Not Permitted.
    - i. Any use not allowed in a. or b. above.
  - d. Dimensional Requirements (residential).
    - i. Minimum Lot Size: 1,350 for single-family attached units.
    - ii. Minimum Lot Width: 15 for single-family attached units, 80 for multi-family structures.

- iii. Minimum Front Setback: 15 feet for single-family attached, 5 feet for others
- .iv. Maximum Front Setback: 25 feet.
- v. Minimum Side Setback: 5 feet
- vi. Minimum Rear Setback: 14 feet.
- vii. Maximum Percent of Lot Coverage: 80 percent (total for all primary and accessory buildings)
- viii. Maximum Lot Area: 20,000 square feet