

LA VC Zoning District

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

The Base Zoning district is **VC**. Other Zoning Districts permitted are PO-1, PO-2, PO-3, PO-4, PO-5 and PS-1, PS-2, PS-3, PS-4 and PS-5. Village Centers shall serve as the mixed-use focal point and central place of a village, and shall provide community shopping, parks and may incorporate elementary schools, arranged in a walkable and human-scale manner. The retail and office component is limited to small-scale uses, except for stand-alone grocery stores and drug stores. Village Center size may not be greater than 75 acres, with this figure not including schools and community parks. There shall be no more than nine Village Centers in the LAMPA. Village Centers must be located around the intersections of roads classified as minor collector and above.

Residential uses are allowed in the form of small-lot single-family subdivisions, townhomes, apartments, and upper floor units above nonresidential uses, all with a required traditional neighborhood development design. Project residential density shall be between six 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. Nonresidential Project Floor Area Ratios shall not exceed 70%. Commercial uses must either be in a compact, walkable form. (minimum 15 acres in size) or as first floor uses under residential or office uses.

Village Centers in the Rural Community may only include elementary schools, parks, and rural commercial development, defined as individual buildings (excluding schools) less than 5,000 square feet in size and total building area less than 15,000 square feet.

The Village Center shall be designed to provide connections to the surrounding pedestrian/bicycle path system and to integrate with the street network of surrounding neighborhoods. Open space requirements may provide park space in the form of civic spaces, plazas, and urban parks, as well as community parks.

All development is subject to the Lake Asbury Overlay Standards.

a. Permitted uses:

- i. Uses serving neighborhoods such as florists, shoe repair, dry cleaners, service establishments such as barber or beauty, artist or photographic studio, dance or music studio, tailor or dressmaker, jewelry, bakery (non-wholesale), gift shop, travel agent, video rental, delicatessens & sit down fast food (without drive-thru); retail alcohol/beer/wine sales for on-premise or off-premise consumption; 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; the sale of gasoline without garage, car repair, or car wash facilities; tobacco and related shops; private clubs; libraries and museums; retail

outlets for the sale of food, toiletries, sundries, notions and drugs; leather goods and luggage; household appliances; sporting goods; hobby shops; pet shops, school, colleges/universities; supplies and veterinarian services (not kennels); television, audio/video and radio sales (including repair); home and/or office supplies/equipment, computers, software sales and/or rentals; furniture (new and antique); shoe sales and repair; Laundromat, laundry and drycleaning (pickup station only); telephone sales and repair; government/public offices; printing/copying/mailing outlets; books, magazines and stationery; lawn/garden/hardware; gymnasiums and physical fitness centers; bed and breakfast facilities; awards and trophies; eye wear and hearing aid sales and service; and similar uses. Places of worship, day care centers, nursing homes, and assisted living facilities are also allowed. Café/restaurant, bank (without drive-through), gourmet food store and individual medical and professional office uses are allowed when limited in size to 3,000 square feet.

- i. Individual second-floor apartments are allowed over commercial uses with a maximum of one dwelling unit per 750 square feet of nonresidential space per floor. Such units, as well as upper floor office space shall be exempt from road concurrency and density calculation.
- ii. Places of worship, day care centers and private schools, not to exceed 100,000 square feet in size.
- iii. Multifamily residential uses at 12 units per acre, meeting the conditions of this code.
- iv. Professional and medical offices.
- v. Residential. Single-family detached and single family attached units, with single family detached units limited to 15 percent of the total residential units in the VC and located on the perimeter of the VC so as to provide transitioning density between the VC and the adjacent land use.
- vi. Public and/or Private Utility Sites.

b. Conditional Uses. The following uses are permitted in the Village 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).

c. Uses Not Permitted.

- i. Any use not allowed in a. or b. above.

- d. Dimensional Requirements (residential).
- i. Minimum Lot Size: 960 square feet for single-family attached units.
 - ii. Minimum Lot Width: 15 feet for single-family attached units, 80 for multi-family structures.
 - iii. Minimum Front Setback: 15 feet for single-family detached units, 10 feet for single-family attached units, 5 feet for others.
 - iv. Maximum Front Setback: 25 feet.
 - v. Minimum Side Setback: 5 feet
 - vi. Minimum Rear Setback: 8 feet
 - vi. Maximum Percent of Lot Coverage: 80 percent (total for all primary and accessory buildings)
 - vii. Maximum Lot Area: 20,000 square feet.