

**Sec. 3-39. PRIVATE SERVICES (Zone PS-2)**

- (a) *Area.* All land described as Zone PS-2 is subject to the regulations of this Section. Such areas are established to provide adequate land for the private sector providing social services and non-profit retreat facilities in open space areas with an emphasis on the enjoyment and preservation of the natural environmental amenities of the land. A site plan conforming to the requirements of Section 27, 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) Clubs and lodges, including accessory buildings. On-premise consumption of alcoholic beverage within clubs and lodges by members and approved guests only is permitted, subject to the provisions of this chapter.
  - (2) Golf Courses with or without Driving Ranges.
  - (3) Private Passive Parks.
  - (4) Public and private water, sewer, or electric facilities.
  - (5) Community association buildings and neighborhood activity centers, provided no alcoholic beverages are sold or served on premises. (Rev. 02/08/11)
- (c) *Conditional Uses.* The following uses are permitted in the PS-2 zoning district, subject to the conditions provided in Section 20.3-5.
- (1) Outdoor Shooting Range - Shotguns only.
  - (2) Retreat Centers.
  - (3) Commercial radio, television, microwave relay stations or towers, and accessory equipment buildings.
  - (4) 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).
  - (5) Recreational facilities. (amended 7/94 - Ord. 94-30)
  - (6) Land Clearing Debris Disposal Facility permitted only in Agricultural, Commercial, Mining, and Agricultural/Residential land use categories.

- (7) Dog Park (Ord. 03-16)
  - (8) Public Educational Facilities (Amended 10/99 - Ord. 99-55)
  - (9) Youth Camps (Amended 8/04 – Ord. 04-55)
  - (10) Campground/Recreational Park (Amended 8/04 – Ord. 04-55)
  - (1) Animal Clinics with or without caretaker’s quarters. (*Rev. 2/22/11*)
- (d) *Uses Not Permitted.*
- (1) Any use not allowed in (b) and (c) above.
  - (2) With respect to Retreat Centers, any activity not permitted under Section 501 (C) (3) of the Internal Revenue Code, private ownership of homes, or sale or service of alcoholic beverages.
- (e) *Site Development Plan.* All uses listed in this Section require a site development plan that shall contain the information required in this Article.
- (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.
- (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.  
*Rev. 04/22/08*
- (1) Side lot line setback on property which abuts residential or agricultural districts shall not be less than twenty (20) feet. 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. 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 be 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) Corner lots. No structure erected on a corner lot shall be closer than thirty (30)

- feet to any road.
- (6) 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 any district.
- (7) 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.
- (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 ten (10) foot landscaped area, minimum six (6) foot high opaque barrier (fence or vegetation) and tree planting thirty (30) feet on center. For all development commenced on or after January 28, 2003, the provisions of this subsection shall not apply. For developments that commence after this date, the provisions of Article VI of the Clay County Land Development Code (the Tree Protection and Landscaping Standards) will apply. (Rev. 02/08/11)
- (9) The provisions of Section 3-39(g)(1) and (g)(8) shall not apply to the existing development on parcels numbered 42-04-25-008814-002-01, 42-04-25-008814-226-00 or 42-04-25-008814-225-00. For these parcels, the side line setback which abuts a residential district shall not be less than five (5) feet. (Rev. 02/08/11)
- (h) *Lighting.* Artificial lighting shall only be allowed to illuminate the parking areas and/or advertising copy and 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 feet of all buildings, shall be met.
- (1) Clubs and Lodges  
Local - not permitted  
Minor Collector and above - no limit (amended 12/2/98 - Ord. 98-65)
- (2) Golf Courses- with or without driving ranges.  
Local- not permitted.  
Minor Collector- 5,000 square feet.  
Major Collector and above- no limit.

- (3) Campgrounds/Recreational Parks
  - Local – not allowed
  - Residential and Minor Collector – 50,000
  - Major Collector and above – no limit (Amended 8/04 – Ord. 04-55)
  
- (4) Private Passive Parks
  - Local- 2,500 square feet.
  - Minor Collector and above- no limit.
  
- (5) Public and Private Water, Sewer, or Electric Facilities
  - Local- 5,000 square feet.
  - Minor Collector and above- no limit.
  
- (6) Outdoor Shooting Range- Shotguns only
  - Local- not permitted.
  - Minor Collector- 3,500 square feet.
  - Major Collector and above- no limit.
  
- (7) Retreat Center
  - Local- not permitted.
  - Minor Collector- 5,000 square feet.
  - Major Collector and above- no limit.
  
- (8) Recreational Facilities
  - Local- not permitted.
  - Minor Collector- 5,000 square feet.
  - Major Collector and above- no limit. (Amended 6/98 - Ord. 98-27)
  
- (9) Dog Park
  - Local – 2,500 square feet.
  - Minor Collector and above - no limit (Ord.03-16)
  
- (10) Youth Camps
  - Local and above – no limit (Amended 8/04 – Ord. 04-55)