
GOALS, OBJECTIVES AND POLICIES

2.1 FUTURE LAND USE

Goal: To improve the quality of life for all citizens, including the social and economic aspects, while protecting and enhancing the City's natural and historical resources and the environment.

***Objective 1** The City shall identify and regulate existing incompatible land uses, and provide for the orderly elimination of such uses in an equitable manner. Redevelopment should be encouraged in areas that are exhibiting blighted conditions, or exhibiting evidence of decline, when such redevelopment does not create incompatibilities of land use districts or adjacent structures nor continue existing incompatibilities.*

Policy 1.1 The City shall apply for community development block grants (CDBG) and other such financial assistance, public and private, to assist in rehabilitating and/or reconstructing homes, and for other neighborhood or rural redevelopment projects.

Policy 1.2 The City shall identify structures in substandard or dilapidated conditions and shall ensure that code enforcement processes require rehabilitation or removal of structures that are a hazard to the public health, safety and welfare.

Policy 1.3 Expansion or replacement of land uses inconsistent with the Future Land Use Maps will be regulated through eliminating non-conforming land uses and prohibiting expansion of incompatible land uses except where exceptions are approved.

Policy 1.4 Compatibility of proposed projects with adjacent land uses, buildings, structures, and developments within the City shall be achieved through the following measures:

1. Ensuring that new residential development is consistent with the predominant housing type in the surrounding neighborhood;
2. Ensuring that residential and non-residential structures are consistent with the predominant features of the surrounding neighborhood as defined by building orientation, building setbacks, building heights, and general building style or type; maintaining and/or complementing the fundamental development pattern of the surrounding neighborhood by considering lot area, lot dimensions, and lot configuration, as well as the pattern and spacing of lots and buildings; and
3. Maintaining similarity in density of residential development, intensity of non-residential development and scale and mass of buildings.

Policy 1.5 Compatibility of adjacent land use districts shall be considered during land use plan amendments, considering potential maximum densities, intensities,

and consistency of the potential land uses with surrounding districts, and the manner in which the land uses on the Future Land Use Maps result in an appropriate transition of uses, densities, and intensities.

Policy 1.6 The extraction or removal of minerals shall be permitted only after it has been determined that such use is compatible with the Future Land Use Maps. All required permits, including county and municipal permits, shall be secured by the developer. Such sites shall be buffered in a manner to reduce or eliminate noise, airborne particulates, runoff and other pollutants and unsightly conditions to the adjacent area. A reclamation plan shall be submitted as part of any application for the extraction or removal of minerals.

Objective 2 *Important historic and archaeological resource protection shall be encouraged in the City of Bonifay through the identification, classification, designation and preservation of historic structures and sites.*

Policy 2.1 Priority will be given to the preservation and adaptive reuse of historic buildings over the construction of new public facilities. Historic Buildings shall be restored using The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Policy 2.2 The City of Bonifay shall work closely with the Florida Department of State, Division of Historical Resources, community organizations, landowners and volunteers to identify and designate all historical structures and sites that should be preserved, including archaeological sites. The City will then request that qualifying sites are placed on the Florida Master Site File and the National Register of Historic Places.

Policy 2.3 The City shall preserve identified historical structures by encouraging they be used for purposes consistent with their historic character as well as for purposes that are appropriate in the context of the current surroundings and adjacent land uses.

Policy 2.4 Archeological discoveries on public property shall not be destroyed and/or disturbed until a timely excavation and/or evaluation is made by those trained in the field of archeology, then the resources shall be protected or preserved to the maximum extent possible.

Objective 3 *Natural resources and environmental lands shall be protected through identification, classification, planning and management, and limitations on use consistent with the degree of protection required (also refer to Conservation Element Goals, Objectives and Policies).*

Policy 3.1 Land designated as "conservation" on the Future Land Use Map shall be protected by limiting use with the following programs, activities and restrictions): wildlife and fishing practices, wildlife habitat protection, silviculture using best management practices, passive recreational areas, groundwater recharge, natural stormwater control and management, and other natural functions according to local, state and federal regulations.

Policy 3.2 Resource protection standards shall be designed to minimize flood damage and maintain the natural function of wetlands. Standards will include, but not be limited to, provisions such as native vegetative buffers around wetlands and surface water bodies and specific construction standards for flood hazard reduction.

Policy 3.3 Protecting the functions of potable water well fields and moderately-high to high aquifer recharge zones of the Floridan Aquifer shall be accomplished through implementation of the following standards:

1. Protection zones will be established around existing and future public wellfields as mapped and included in the Future Land Use maps. The City will establish a 200-foot radius zone of exclusion around wellheads, prohibiting future development near wells. The City will also establish a 500-foot radius buffer zone limiting development to land uses that would not create groundwater contamination around new and existing wellheads. Land uses to be prohibited in wellhead protection zones as well as in high aquifer recharge areas include commercial and industrial uses such as solid waste transfer stations or processing facilities and others that pose a threat of contamination.
2. Data for identifying the location of high aquifer recharge areas is not currently available on the City of County level for Bonifay and Holmes County. A generalized map of aquifer recharge areas for the northwest Florida region has been included in the Future Land Use maps series. Bonifay will work with the Northwest Florida Water Management District to acquire and monitor that data as it becomes available. At such time, the Land Development Code shall be updated to contain a definition and map of potential aquifer recharge areas in Bonifay.
3. Bonifay shall implement a septic tank monitoring program. Additional programs to protect the water quality and quantity in the aquifers should be pursued and established on a gradual ongoing basis, including establishing specific development criteria in the Land Development Code so that aquifer recharge protection is a factor in the land use decision process.
4. Prohibition of domestic or industrial wastes. (Wastes shall be considered to be any liquid or solid product including, but not limited to, hazardous, non-hazardous, and toxic wastes and wastewater. Domestic or industrial wastewater effluent and by-products shall be considered wastes. This definition shall not be construed to prohibit the use of individual household septic tank systems or alternative individual domestic waste systems that satisfy all other locational requirements.)
5. Limitation of impervious surfaces will be enforced through the maximum allowable Impervious Surface Ratios established in Policy 5.1.
6. Managing stormwater runoff to reduce sedimentation and non-point pollution by modifying the land development code as identified in Section 2.4.3 of the Public Facilities Goals, Objectives, and Policies.
7. Prohibiting the establishment of new or expanded urban service zones where existing development does not currently warrant the establishment of such zones.

Policy 3.4 Natural resources will be protected in “estate residential” designations on the Future Land Use Maps:

1. By limiting densities and using compact and efficient development guidelines in such areas;
2. By requiring "Best Management Practices" on lands where formerly agricultural or silvicultural uses occurred, and requiring Northwest Florida Water Management District, Florida Department of Environmental Protection, and any other applicable permits to be secured by the land owner before any significant modification or development is allowed, to include silvicultural harvesting in wetlands as shown on the "National Wetland Inventory Maps";
3. Through utilization of federal and state programs (Soil Conservation Service, Agricultural Stabilization and Conservation Service, County Extension Service, etc.) that provide technical and financial assistance to farmers and rural property owners that protect soils and other natural resources;
4. In order to create wildlife habitat shelters, timber harvest shall be conducted with the use of various types of selective harvests and clear cuts which use irregular shapes tailored to the land contours and natural barriers. Harvest shall be planned to provide for varying age and height diversity supporting a variety of vegetative successional stages to benefit a range of wildlife species on an ecosystem basis. Harvest plans shall minimize disturbance in sensitive areas such as sloughs, streams, springs and low depressions.

Objective 4 *The City shall coordinate future land use with the appropriate topographic conditions, soil types and environmental constraints.*

Policy 4.1 The maximum densities and intensities permitted on a given parcel of land will be based upon the capacity of the infrastructure that is in place, the availability of potable water supply and other municipal utility services, and the ability to physically support buildings and improvements, as determined by the soils underlying the parcel. Private engineering studies and/or the latest SCS "Soils of the City of Bonifay" (see Map 1, "Soils City of Bonifay", in Map Document) manual may also be used in the determination. The maximum density and intensities permitted in the land use classifications is based upon ideal soil conditions, and may be reduced according to soil suitability.

Policy 4.2 The development approval process shall ensure that new development and redevelopment is consistent with natural drainage patterns, and further shall require appropriate stormwater management systems consistent with the adopted stormwater management level of service, natural drainage patterns, and soil conditions.

Policy 4.3 Floodplains and floodways shall be identified and development shall be limited, consistent with FEMA requirements (also see Policies 3.1 & 5.2 in the Conservation Element).

Objective 5 *Provide densities and land use guidelines for the various categories shown on the Future Land Use Maps. Allow for orderly growth and development patterns that promote efficient use of land, continue to promote existing patterns of desirable growth, create a better economic future, desirable environs to reside and work, and a quality environment. Identify urban and rural land use areas and direct development patterns through density guidelines, intensity, and land use designations.*

Policy 5.1 The following land use categories, depicted on the Future Land Use Maps, describe the type and extent of land use allowable in specified locations in the City of Bonifay.

a. Conservation

The “conservation” land use category shall be applied to public and private land areas that have been acquired or reserved by mutual agreement with the owner for the purpose of conserving, preserving, or managing environmentally sensitive lands. This land use category may be applied to lands within or outside the urban service zones. The Choctawhatchee River Water Management Area is included in the conservation land use category. This category does not apply to land designated “conservation” or “conservation easement” or “environmental protection areas” or other similarly designated land that was set aside for park or open space use as a part of, or as a basis for approving the density of, a residential development.

The “conservation” land use category has a density of zero (0) units per acre, an impervious surface coverage of 0% and a floor to area ratio of .00; passive recreation uses that are consistent and compatible with the conservation purpose of the category may be allowable. Public supply water wells may be allowable. Such passive recreation and public uses shall be limited to an impervious surface ratio of 5% and have a floor to area ratio of .05.

b. Recreation

The “recreation” land use category is intended for lands devoted to natural and resource-based recreational facilities and publicly-owned parks, playgrounds, and open spaces serving local, community, and regional needs.

Lands set aside for the private use of residents/owners in planned developments, mixed use areas, or other unified developments are not necessarily designated for recreational land use. In areas of the City identified with a Recreation land use designation that host activity based recreation uses, a 75% impervious surface ratio and a floor to area ratio of .75 is hereby applied. In passive recreation areas, a 20% impervious surface ratio and a floor to area ratio of .20 is hereby applied. Activity based recreation uses include playgrounds, ballfields, playing courts and the necessary support facilities such as concession stands and equipment sheds. Passive recreation facilities include nature parks, open city parks, and other resources where natural open space is the primary functional amenity of the park.

c. Estate Residential

The “estate residential” land use classification is hereby replacing the “agriculture” land use classification within the City of Bonifay. This land use classification is applied to land within the boundary of the City of Bonifay that is presently used for production of plants useful to humans, including to a variable extent the preparation of these products for human use and their disposal by marketing or otherwise, and includes horticulture, floriculture, and viticulture. The land use classification is applied to land within the boundary of the City of Bonifay that is presently used for the cultivation of crops including cropland, orchards, vineyards, nurseries, and ornamental horticultural areas. However, the land in this category is not suited for the cultivation of crops including cropland, orchards, vineyards, nurseries, and ornamental horticulture areas into the future. The land in this category is also not suitable for livestock, confined feeding operations and specialty farms and silvicultural activities on a permanent basis- it is anticipated that these uses will be phased out as the estate residential lands develop with allowable uses as described below.

Specific residential uses allowable in the Estate Residential category include single family homes and manufactured homes allowable on any lot or metes and bounds parcel where a site built structure would be allowable. Manufactured homes and mobile homes are allowed in mobile home parks and subdivisions.

Non-residential uses that are not allowable in this category include farm buildings (barns, equipment sheds, poultry houses, stables, other livestock houses, pole barns, corrals, and similar structures) and seasonal roadside produce stands. Commercial uses that support agricultural and silvicultural uses are allowed on state- or county-maintained roadway. Non-residential uses are required to submit either a minor or major development plan pursuant to Land Development Regulations and are limited to a maximum 75% impervious surface coverage and a 1.5 floor area ratio.

Allowable uses also include churches and places of worship, public or private primary or secondary schools, natural and resource-based recreational facilities and publicly-owned parks, playgrounds, and open spaces serving local, community, and regional needs, communication facilities, utilities necessary for the collection, transmission, or distribution of utility services, public supply potable waterwells, public supply water treatment plants, and waste water treatment facilities where necessary.

Gross density shall be a maximum of 1.0 dwelling unit per 5 acres, cumulatively for the category. However, the minimum lot size may be one (1) acre, so long as the cumulative total is maintained, and the following location requirements are met:

1. When three (3) or more lots are created, access to each lot shall be provided by a county- or state-maintained road;

2. Lots shall have a minimum of 200 feet frontage along the road; and
3. Where two (2) or less lots are created, access may be provided by a recorded easement;

The threshold for requiring subdivision improvements is the creation of more than three (3) lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land. The subdivision shall meet all applicable platting requirements contained in Chapter 177, Florida Statutes, and in the subdivision regulations contained in the City of Bonifay Land Development Regulations. Existing, platted subdivisions will continue to be recognized as vested and available for infill development at the historic, platted density, but shall not be eligible for density increases except through a plan amendment.

Any division of land into three (3) or more lots, parcels, tracts, tiers, blocks, sites, units or any other division of land shall be required to submit a minor development plan pursuant to Land Development Regulations. The creation of more than twenty-five (25) lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land shall be required to submit a major development plan pursuant to Land Development Regulations.

It is expected that development will be served by a community public water supply system, which is provided to ensure safe potable water. Where potable water is provided by a community public water supply, lines shall be sized for the provision of fire protection, unless fire protection is determined by the City not to be feasible. Sanitary sewer service will also support development in the Estate Residential Category within the boundary of the City of Bonifay.

d. Low Density Residential

The “low density residential” land use category is limited to single-family residential uses, home residential accessory uses, churches and places of worship, public or private primary or secondary schools, and natural or resource-based recreation facilities and publicly-owned parks, playgrounds and recreation facilities. Development may be allowable with either individual private water wells or private on-site septic tanks, provided that connection to a central water and/or sewer system is required when it (they) become available.

Specific residential uses allowable in this category include single-family homes and residential design manufactured homes (see Policy 5.4). The gross density shall be a maximum 4.0 units per acre when a public water system is available, or when a permit can be obtained under the Department of Health guidelines for private water wells and septic tanks. Through density bonus provisions that are based on the provision of affordable housing, gross densities up to 5 units per acre may be allowed. Low density residential uses shall be limited to a maximum 75% impervious surface coverage and a floor to area ratio of 1.5.

Utilities, such as power lines, water mains, sewer mains, pump stations, and other similar facilities necessary for the collection, transmission or distribution of utility service are allowable.

e. Medium Density Residential

The “medium density residential” land use category is limited to residential uses and accessory residential uses, churches and places of worship, public or private primary or secondary schools, and publicly-owned parks, playgrounds and recreation facilities. This land use category shall be limited to lands that are within urban service zones and that have central water and sewer service currently available.

Specific residential uses allowable in this category include single-family homes; multi-family homes and residential design manufactured homes (see Policy 5.4) that are allowable on any lot where a site built structure would be allowable. Standard design manufactured homes shall be allowable on metes and bounds parcels, and along with mobile homes, shall be allowable in mobile home parks and subdivisions. The gross density for residential uses shall be a maximum 10.0 dwelling units per acre. Through density bonus provisions that are based on the provision of affordable housing, gross densities up to 15 units per acre may be allowed. Medium density residential uses shall be limited to a maximum 75% impervious surface coverage and a floor to area ratio of 1.5.

Utilities, such as power lines, water mains, sewer mains, pump stations, and other similar facilities necessary for the collection, transmission or distribution of utility service are allowable.

f. High Density Residential

The “high density residential” land use category is limited to residential uses and accessory residential uses, churches and places of worship, public or private primary or secondary schools, and publicly owned parks, playgrounds and recreation facilities. This land use category shall be limited to lands that are within urban service zones and that have central water and sewer service currently available.

Specific residential uses allowable in this category include single-family homes; multi-family homes and residential design manufactured homes (see Policy 5.4) that are allowable on any lot where a site built structure would be allowable. Standard design manufactured homes shall be allowable on metes and bounds parcels, and along with mobile homes, shall be allowable in mobile home parks and subdivisions. The gross density for residential uses shall be a maximum 20.0 dwelling units per acre. Through density bonus provisions that are based on the provision of affordable housing, gross densities up to 25 units per acre may be allowed. High density residential uses shall be limited to a maximum 75% impervious surface coverage and a floor to area ratio of 1.5.

Utilities, such as power lines, water mains, sewer mains, pump stations, and other similar facilities necessary for the collection, transmission or distribution of utility service are allowable.

g. Historic

The “historic” land use category shall be applied to areas that have been identified as containing historic structures. Land use is limited to single-family and multi-family residential uses, accessory residential uses, churches and houses of worship, public or private primary or secondary schools, and neighborhood business and commercial uses as further described in Policy 5.3.

Gross density for residential development shall be a maximum 10.0 units per acre. Non-residential uses shall be limited to a maximum 75% impervious surface coverage and a floor to area ratio of 1.5. Compatibility shall be applied to redevelopment sites and projects within the historic land use category to ensure that redeveloped sites do not create an unacceptable negative impact on adjacent properties and the surrounding neighborhood.

h. Urban Mixed Use

The “urban mixed use” land use category is appropriate for areas that exhibit an existing development pattern reflecting a variety of residential densities, a variety of housing types, and a variety of non-residential uses. Appropriate areas for the “urban mixed use” category are largely built out with few scattered vacant sites for new infill development. Such areas may also exhibit a need for redevelopment. Some large parcels appropriate for planned developments of mixed uses may be included in the “urban mixed use” category. Compatibility shall be applied to redevelopment sites and projects within the urban mixed-use category to ensure that redeveloped sites do not create an unacceptable negative impact on adjacent properties and the surrounding neighborhood.

The “urban mixed use” land use category is limited to single-family and multi-family residential uses, accessory residential uses, churches and houses of worship, public or private primary or secondary schools, vocational and technical schools, publicly-owned parks, playgrounds and recreation facilities, and general commercial uses. This land use category shall be limited to lands that are within urban service zones and that have central water and sewer service currently available or planned for future expansion. Non-residential uses shall be limited to a maximum impervious surface coverage of 90% and floor to area ratio of 1.8.

Specific residential uses allowable in this category include single-family homes; multi-family homes and residential design manufactured homes (see Policy 5.4) that are allowable on any lot where a site built structure would be allowable. Standard design manufactured homes shall be allowable on

metes and bounds parcels, and along with mobile homes, shall be allowable in mobile home parks and subdivisions. Gross density for residential development shall be a maximum 10.0 units per acre. While non-residential development may not exceed 90% impervious surface coverage the Gross Floor Area Ratio (FAR) of 2.0 shall not be exceeded for non-residential development. Throughout the category there shall be approximately 50% non-residential development and approximately 50% residential development total for the land use category.

i. Public/Semi-Public/Educational

The “public/semi-public/educational” land use category is intended for activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education; structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, recreation centers, hospitals and public health facilities, libraries, police stations, fire stations, airports, and government administration buildings; and systems or facilities for transportation, sewer, solid waste, drainage, and potable water. Public/Semi-Public/Educational uses shall be limited to a maximum 70% impervious surface coverage and a floor to area ratio of 1.4.

j. Commercial

The “commercial” land use category is designed for a wide range of business uses, including retail, wholesale, communication facilities, light industrial, offices, and professional services. Residential uses are not allowable, except as incidental or accessory uses. Commercial and business uses shall be limited to an impervious surface coverage of 90% and a floor to area ratio of 2.0. While commercial and business development may not exceed 90% impervious surface coverage the Gross Floor Area Ratio (FAR) of 2.0 shall also not be exceeded.

k. Industrial

The purpose of the “industrial” land use category is to protect lands for production, and distribution of goods, and other industrial activities. A wide range of commercial and light and heavy industrial activities are allowable in this category. Specific uses include mining facilities, manufacturing, wholesale business, warehousing, junk yards, concrete or asphalt plants, and borrow pits. All uses permitted in the industrial category shall have a maximum impervious surface coverage of 85% and a floor to area ratio of .85.

l. Planned Unit Development

The “planned unit development” (PUD) land use category is designed for higher density, mixed use planned development projects within the

“agriculture”, “estate residential” and “rural residential” land use categories, and shall be applied only upon approval of a development order. This land use will be authorized through a Future Land Use Map amendment processed concurrently with the PUD application. This category may be applied to lands within or outside the urban service zones; however, central water and sewer service shall be available currently or planned for future expansion for sites within the urban service zone. In no case, however, shall a PUD with lot sizes of less than one (1) acre be allowed within Environmentally Sensitive Lands as defined in Conservation Policy 6.1.

Uses are limited to residential, private or public primary or secondary schools, churches or places of worship, recreation and neighborhood business or commercial uses. Gross residential density shall not exceed 1.0 unit per acre in the “estate residential” land use category, 2.0 units per acre in the “agriculture” land use category, 4.0 units per acre in the “rural residential” land use categories. The maximum intensity allowable shall be 65% impervious surface coverage and a floor to area ratio of 1.3. Open space and/or public parks, playgrounds and recreational facilities shall comprise a minimum of 15 percent of the gross acreage of the PUD. PUD’s shall incorporate up to a maximum ten percent (10%) of neighborhood business or commercial uses as a prerequisite to plan approval, and a maximum 10% of the uses in a PUD may be institutional uses. Non-residential uses shall not exceed an impervious surface of 65% and a floor to area ratio of 1.3.

The minimum land area for a PUD in the “agriculture” land use category shall be 80 acres, in the “rural residential” land use category the minimum land area shall be 40 acres, and in the “estate residential” land use category the minimum land area shall be 20 acres. Development standards, which include provision of buffers and public open space, shall be established for PUD’s.

m. Urban Mixed Use County

The “urban mixed use county” land use classification is hereby adopted from the Holmes County Comprehensive Plan. This land use classification is applied to land that is classified “urban mixed use county” and is presently within the boundary of the City of Bonifay after annexation but will hold the Holmes County land use designation until such time that the City of Bonifay may change it to the “urban mixed use” land use category. This land use category is appropriate for areas that exhibit an existing development pattern reflecting a variety of residential densities, a variety of housing types, and a variety of non-residential uses. Appropriate areas for the “urban mixed use county” category are largely built out with few scattered vacant sites for new infill development. Such areas may also exhibit a need for redevelopment. Some large parcels appropriate for planned developments of mixed uses may be included in the “urban mixed use county” category. Compatibility shall be applied to redevelopment sites and projects within the urban mixed-use county category to ensure that redeveloped sites do not create an

unacceptable negative impact on adjacent properties and the surrounding neighborhood.

The “urban mixed use county” land use category is limited to single-family and multi-family residential uses, accessory residential uses, churches and houses of worship, public or private primary or secondary schools, vocational and technical schools, publicly-owned parks, playgrounds and recreation facilities, and general commercial uses. This land use category shall be limited to lands that are within urban service zones and that have central water and sewer service currently available or planned for future expansion. Non-residential uses shall be limited to a maximum impervious surface coverage of 75%.

Specific residential uses allowable in this category include single-family homes; multi-family homes and residential design manufactured homes (see Policy 5.4) that are allowable on any lot where a site built structure would be allowable. Standard design manufactured homes shall be allowable on metes and bounds parcels, and along with mobile homes, shall be allowable in mobile home parks and subdivisions. Gross density for residential development shall be a maximum 20.0 units per acre.

n. Agriculture/Silviculture County

The “agriculture/silviculture county” land use classification is hereby adopted from the Holmes County Comprehensive Plan. This land use classification is applied to land that is classified “agriculture/silviculture county” and is presently within the boundary of the City of Bonifay after annexation but will hold the Holmes County land use designation until such time that the City of Bonifay may change it to the “estate residential” land use category. This future land use designation will apply to land that is presently used for production of plants useful to humans, including to a variable extent the preparation of these products for human use and their disposal by marketing or otherwise, and includes aquaculture, horticulture, floriculture, viticulture, silviculture, dairy, livestock, poultry, bees and any and all forms of farm products and farm production. The land in this category is suited for the cultivation of crops including cropland, pastureland, orchards, vineyards, nurseries, ornamental horticulture areas and groves. The land in this category is suitable for livestock, confined feeding operations and specialty farms and silvicultural activities. This land use category shall not be located within the urban service zones

Specific residential uses allowable in this category include single-family homes and manufactured homes allowable on any lot or metes and bounds parcel where a site built structure would be allowable. Manufactured homes and mobile homes are allowed in mobile home parks and subdivisions.

Non-residential uses allowable in this category include farm buildings (barns, equipment sheds, poultry houses, stables, other livestock houses, pole barns, corrals, and similar structures) and seasonal roadside produce

stands. Commercial uses that support agricultural and silvicultural uses are allowed on state- or county-maintained roadway. Non-residential uses are required to submit either a minor or major development plan pursuant to Land Development Regulations and are limited to a maximum 75% impervious surface coverage.

Allowable uses also include churches and places of worship, public or private primary or secondary schools, natural and resource-based recreational facilities and publicly-owned parks, playgrounds, and open spaces serving local, community, and regional needs, communication facilities, utilities necessary for the collection, transmission, or distribution of utility services, public supply potable waterwells, public supply water treatment plants, and waste water treatment facilities where necessary.

Gross density shall be a maximum of 1.0 dwelling unit per 40 acres, cumulatively for the category. However, the minimum lot size may be one (1) acre, so long as the cumulative total is maintained, and the following location requirements are met:

1. When five (5) or less lots are created, access to each lot shall be provided by a county- or state-maintained road;
2. Lots shall have a minimum of 200 feet frontage along the road; and
3. Where two or less lots are created, access may be provided by a recorded easement;

The threshold for requiring subdivision improvements is the creation of more than five (5) one-acre to 2.4-acre lots. The subdivision shall meet all applicable platting requirements contained in Chapter 177, Florida Statutes, and in the subdivision regulations contained in the City of Bonifay Land Development Regulations. Existing, platted subdivisions will continue to be recognized as vested and available for infill development at the historic, platted density, but shall not be eligible for density increases except through a plan amendment.

Any division of land into two (2) to five (5) lots which are one to 2.4 acres in size, or two (2) to twenty-five (25) lots which are 2.5 acres or more in size shall be required to submit a minor development plan pursuant to Land Development Regulations. The creation of more than twenty-five (25) lots that are 2.5 acres or more in size shall be required to submit a major development plan pursuant to Land Development Regulations.

It is expected that development will be served by a community public water supply system, which is provided to ensure safe potable water. Where potable water is provided by a community public water supply, lines shall be sized for the provision of fire protection, unless fire protection is determined by the City not to be feasible.

o. Rural Residential County

The “rural residential county” land use classification is hereby adopted from the Holmes County Comprehensive Plan. This land use classification is applied to land that is presently within the boundary of the City of Bonifay after annexation but will hold the Holmes County land use designation until such time that the City of Bonifay may change it to the “estate residential” land use category. The “rural residential county” land use category is limited to land that is used for or is suitable for small-scale agricultural and silvicultural activities, residential uses, and residential accessory uses. This land use category may be applied to lands within or outside the urban service zones.

Specific residential uses allowable in this category include single-family homes and manufactured homes allowable on any lot or metes and bounds parcel where a site built structure would be allowable. Manufactured homes and mobile homes are allowed in mobile home parks and subdivisions.

Non-residential uses that are not allowable in this category include farm buildings (barns, equipment sheds, poultry houses, stables, other livestock houses, pole barns, corrals, and similar structures) and seasonal roadside produce stands. Allowable uses also include churches and places of worship, public or private primary or secondary schools, natural and resource-based recreational facilities and publicly-owned parks, playgrounds, and open spaces serving local, community, and regional needs, communication facilities, utilities necessary for the collection, transmission, or distribution of utility services, public supply potable waterwells, public supply water treatment plants, and waste water treatment facilities where necessary.

Commercial uses that support agricultural and silvicultural uses are allowed on state- or county-maintained roadway. Non-residential uses are required to submit either a minor or major development plan pursuant to Land Development Regulations and are limited to a maximum 75% impervious surface coverage.

Gross density shall be a maximum of 1.0 dwelling unit per 10 acres, cumulatively for the category. However, the minimum lot size may be one (1) acre, so long as the cumulative total is maintained, and the following location requirements are met:

1. Where two or less lots are created, access may be provided by a recorded easement;
2. Lots shall have a minimum of 100 feet frontage along any County- or State-maintained road; and
3. Lots shall be suitably located for use of septic tanks.

The threshold for requiring subdivision improvements is the creation of more than five (5) one-acre to 2.4-acre lots. In no case, however, shall a

subdivision with lot sizes less than one (1) acre be allowed within Environmentally Sensitive Lands as defined in Conservation Policy 6.1. The subdivision shall meet all applicable platting requirements contained in Chapter 177, Florida Statutes, and in the subdivision regulations contained in the City of Bonifay Land Development Regulations. Existing, platted subdivisions will continue to be recognized as vested and available for infill development at the historic, platted density, but shall not be eligible for density increases except through a plan amendment.

Any division of land into two (2) to five (5) lots which are one to 2.4 acres in size, or two (2) to twenty-five (25) lots which are 2.5 acres or more in size shall be required to submit a minor development plan pursuant to Land Development Regulations. The creation of more than twenty-five (25) lots that are 2.5 acres or more in size shall be required to submit a major development plan pursuant to Land Development Regulations.

It is expected that development will be served by private wells and individual septic systems, except where central sewer facilities become available or where community public water supply system may be provided to ensure safe potable water. Where potable water is provided by a community public water supply, lines shall be sized for the provision of fire protection, unless fire protection is determined by the City not to be feasible.

Policy 5.2 Small-scale agriculture is a potentially allowable use in the “estate residential” and “low density residential” land use categories. Small-scale agriculture describes activities that are consistent with and compatible with residential uses, and generally includes gardens, greenhouses for the use of one family or for home use, hobby farms, and other farm or agricultural activities that do not create an undue negative impact from noise, odor, or pests beyond the boundaries of the site. Approval for developments that include small-scale agricultural uses may require additional buffers to mitigate the negative impacts of the agricultural uses on adjacent properties.

Policy 5.3 Neighborhood business or commercial use is a potentially allowable use in the “historic”, and “planned unit development” land use categories. Neighborhood business and commercial use is intended to allow those business activities providing for the convenience needs of residents in the surrounding neighborhood. Examples of appropriate uses include a convenience store or market with no more than four gas pumps, a beauty salon or barbershop, small appliance repair, dry cleaning store, pharmacy, offices, “store-front” clinics, video or bookstore, a deli, bakery or restaurant, or other similar uses based on scale, service area, and trip generation characteristics.

Policy 5.4 It is the intent of the City that mobile and manufactured homes be allowable in designated districts in the City; however, to ensure compatibility of housing type, mobile and manufactured homes are classified according to design:

1. A **manufactured home** means a single-family dwelling unit fabricated on or after June 15, 1976, in an off-site manufacturing facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the U.S. Department of Housing and Urban Development construction and safety standards. Manufactured homes fall into one of the following two categories:

A **residential design manufactured home** means a manufactured home which meets certain residential design criteria described in the City of Bonifay LDR and which is compatible with site-built dwellings as determined at a minimum by size, roof pitch, exterior building materials, provision of a permanent foundation. Residential design manufactured homes are allowed on any lot where a site built residential structure would be allowable, except that they would not be allowable in the “historic” land use category. Residential design manufactured homes are also allowable in manufactured/mobile home parks and manufactured/mobile home subdivisions in the “agriculture”, “rural residential”, “medium density residential”, and “urban mixed use” land use categories.

A **standard design manufactured home** means a manufactured home which does not meet the residential design criteria. Standard design manufactured homes are allowed on any metes and bounds parcel or on any lot where a site built structure would be allowable in the “agriculture” and “rural residential” land use categories. Standard design manufactured homes are allowed in manufactured/mobile home parks and manufactured/mobile home subdivisions in the “estate residential”, “medium density residential”, and “urban mixed use” land use categories.

2. A **mobile home** means a transportable, factory-built home, designed to be used as a year-round residential dwelling but not conforming to the definition of a manufactured home. Mobile homes are allowable only in mobile home parks and home subdivisions in the “agriculture”, “rural residential”, “medium density residential”, and “urban mixed use” land use categories.
3. A **mobile home park** means a place set aside and offered by a person, for either direct or indirect remuneration of the owner, lessor, or operator of such place, for the parking, accommodation, or rental of five or more mobile homes.
4. A **park trailer** means a transportable unit which has a body width not exceeding 14 feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. Park trailers are allowed on any metes and bounds parcel or on any lot where a site built structure would be allowable in flood plain areas of the City and in the “estate residential” and land use categories on a seasonal or temporary basis. Park trailers are allowed in mobile home parks and subdivisions in the “estate residential”, “medium density residential”, and “urban mixed use” land use categories.

Policy 5.5 Any proposed residential development that meets the threshold for requiring a subdivision as described in Policy 5.1 shall be required to meet subdivision requirements of the City with regard to platting, and providing improvements such as roads, drainage and other facilities and services. All residential developments shall be required to meet concurrency requirements whether or not they are required to submit a subdivision plat.

Policy 5.6 Any division of land directly from inheritance either by testate or intestate, developed for the use of immediate family members (related by blood, marriage, or adoption) for their primary residences shall not be limited to the minimum lot sizes established by the “agriculture county” or “rural residential county” land use categories in Policy 5.1, provided that such division is not accomplished through recorded plats. The family member may develop a single family residence on a smaller lot up to the maximum gross density permitted under the Department of Health guidelines and permitting requirements for water wells and septic tanks.

Policy 5.7 Public or private primary or secondary schools shall be an allowable use in all land use categories except the “conservation”, “recreation”, “commercial” and “industrial” land use categories. Public schools are to be located in Agriculture/Silviculture County, Rural Residential County, or Estate Residential land use categories only when no feasible site exists in a non-agricultural county, non-rural residential, or non-estate residential category, or when necessary to serve student populations that are mainly located in agricultural areas. The City intends for future schools to be sited as closely to residential areas as practical. The City shall encourage the co-location of City public facilities, such as parks, libraries, and community centers, with schools to the extent possible.

Objective 6 *Urban sprawl is not a desirable development pattern and shall be discouraged and/or reduced through the following techniques:*

1. The use of appropriate designations of land for future land uses on the Future Land Use Maps;
2. The establishment of urban service zone boundaries;
3. Policies regarding provision, location and expansion of urban services and facilities;
4. Policies regarding conversion of agricultural and rural lands to urban uses;
5. Encouraging infill development;
6. Encouraging redevelopment; and encouraging the reuse of existing facilities.

Policy 6.1 Urban Service Zones shall be defined on a map or map series and be included as a part of the Future Land Use Map Series. Urban Service Zones (USZ's) shall include all land within the municipalities and land adjacent to their boundaries where residential, commercial, mixed use, industrial and public/semi-public/educational uses constitute a majority of the existing land use as shown on the Existing Land Use Map Series.

Policy 6.2 The extension of public water and/or sewers to new development shall not be allowed outside of USZ's without a companion land use plan amendment to modify the boundary location and to amend the land uses for lands to be included

within the USZ. Direct connections to existing water or sewer lines outside of USZ's are not permitted. Facility expansions (such as wells or wastewater treatment plants) located outside of USZ's shall not permit connections to water or sewer lines where these lines are outside of a USZ. Exceptions may be considered where public health, safety, and welfare requires a community sewer or water system or the extension of sewer or water service to ensure safe potable water and water resources.

Policy 6.3 Planned Unit Developments (PUD's) may develop water and sewer systems according to guidelines established in Policy 6.2, regardless of location.

Policy 6.4 In the evaluation of proposed land use amendments for land in the "estate residential" category, the application shall demonstrate the following:

1. The need for such land use amendment;
2. The amendment will not result in urban sprawl;
3. A functional relationship of the proposed amendment to other more densely or intensely designated or developed lands;
4. The availability of facilities and services for a more dense or intense land use; and
5. The relationship of the proposed amendment site to the urban service zone boundary.

Policy 6.5 Consideration of expansion of an urban service zone boundary shall require demonstration of the following:

1. Additional land is required at urban densities and intensities to meet the needs of development within the City of Bonifay;
2. Lands within the existing urban service zone are not capable or suitable for urban development, with the resulting need for additional land to meet the existing need for urban development;
3. Population growth projections have changed with a resulting need for additional land at urban densities or intensities;
4. Changes in the economy, lifestyle, housing styles, or development expectations result in a need for additional land at urban densities or intensities;
5. Facilities and services are available or planned to be available concurrent with development to meet the needs of the expanded urban services zone;
6. Expansion of the urban services zone boundary does not result in a negative impact on environmentally sensitive lands or natural resources; and
7. Other lands are proposed for removal from the urban service zone resulting in no net change in the amount of land within the urban service zone.

Policy 6.6 Highway strip development and "leap frog" development will be discouraged through the designation of commercial uses in a compact design on the Future Land Use Maps. In addition reduction of individual lot access along major roadways by the use of shared driveways or subdivision design shall be required, and the infilling of vacant land, classified as "agricultural" on the Existing Land Use Maps shall be encouraged.

Policy 6.7 The City of Bonifay shall prioritize capital improvements funding in a manner that generally assigns first priority to the renewal, reuse and/or rehabilitation of existing facilities or the replacement of existing obsolete or worn out facilities as a preferred alternative to new construction. Capital Improvements will be completed in accordance with the five-year capital planning period as established in the Capital Improvements Element.

Objective 7 *Development, redevelopment and land use plan amendments shall be coordinated with the availability of facilities and services, including assurance that land is available for the needed facilities and services.*

Policy 7.1 The City shall each be responsible for maintaining the established levels of service for the services and facilities within their jurisdictions.

Policy 7.2 All development orders shall be conditioned upon the availability of services and facilities at the adopted level of service.

Policy 7.3 The development approval process shall:

1. Require the applicant to provide necessary information concerning service and facility requirements in the form of a project impact analysis and a determination of the availability of such facilities and services.
2. Require phasing of projects contingent upon the availability of facilities and services.
3. Establish uniform standards for developer exactions to provide necessary facilities and services. Exactions may include mandatory dedications or fees in lieu of dedications for street rights-of-way, utility rights-of-way, or park and open space areas.
4. Incorporate a concurrency management system.

Policy 7.4 Consideration of land use amendments shall include the relationship of the amendment to the water and sewer service areas, and shall ensure that the land use category is appropriate based on the land use category definition, density or intensity, and location of the site of the proposed amendment within or outside water and sewer service areas. Water and sewer service area boundaries shall not be changed as a result of annexation or a land use map amendment, but shall only be changed through a specific boundary change approved by the City of Bonifay Board of Commissioners with supporting data and analysis.

Objective 8 *City of Bonifay land development regulations shall implement the objectives established by the City of Bonifay 2020 Comprehensive Plan.*

Policy 8.1 Land development regulations shall control the use of land and water consistent with the future land use element.

Policy 8.2 Land development regulations shall control the division and subdivision of land to ensure that all division of land conforms to the City of Bonifay subdivision ordinance and other similar ordinances within the municipalities.

Policy 8.3 Land development regulations shall regulate signage and provide for the elimination of non-conforming signs through amortization or other means. Sign regulations will include definitions of on-site and off-site displays. Signs excluded from the application of regulations will be defined. Limitations will be provided related to number, character, location and size of signs, which have not been excluded.

Policy 8.4 Land development regulations shall provide for safe and convenient on-site traffic flow and provide for adequate parking based upon professionally accepted standards such as those of the Institute of Transportation Engineers. This shall include the provision of adequate loading and unloading areas. Consolidated access to roadways shall be encouraged through shared driveways.

Policy 8.5 Land development regulations will include standards for stormwater management for residential, commercial, public, and industrial land uses to eliminate adverse impacts on adjacent land uses and natural resources.

Policy 8.6 The city shall adopt a comprehensive Stormwater Master Plan designed to protect public and private property, human life, businesses, industry, and the natural environment.

Policy 8.7 Land development regulations shall require the provision of open space with development through the use of buffers, recreational sites, scenic vistas, and other similar requirements.

Policy 8.8 Land development regulations shall provide for development standards for locations in the city that are subject to seasonal or periodic flooding, as identified by the Flood Insurance Rate Maps (FIRM) for Zones A – B (See Map 2 in Map Document)

Policy 8.9 Land development regulations shall provide for buffers between adjacent land uses and may serve one or more of the following purposes: provide functional separations between dissimilar uses; provide landscaping in and adjacent to parking lots and other vehicle use areas as a means of enhancing appearance, providing relief from paving, and mitigating wholly or partially the negative impacts from such vehicle use areas; provide open space in urban neighborhoods and communities; and provide protection from uses that may have some degree of incompatibility that can be mitigated wholly or partially to protect against light, glare, noise or appearance.

Objective 9 *The City of Bonifay land development regulations will include provisions to accommodate innovative development proposals.*

Policy 9.1 Land development regulations shall provide for Planned Unit Developments (PUD's) to encourage mixed land uses projects, to encourage traditional neighborhood development, and to encourage and allow innovative site design and development approaches.

Policy 9.2 Land development regulations shall provide for flexible land use management techniques, including, but not limited to transfer and/or sale of development rights, to protect historic and natural resources from the impacts of development or redevelopment.

Policy 9.3 Within the “estate residential”, “low density residential” and “medium density residential” land use categories, additional residential density beyond the normal maximum density may be possible, provided that the development provides affordable housing to meet the needs identified in the Housing Element. The criteria and procedures shall be maintained in the land development regulations and shall be designed to ensure that an eligible residential development is devoting a minimum of 5% of the dwelling units to affordable housing. Increased ratios of affordable housing provide additional bonuses in the form of increased density, up to an additional one (1) unit per acre in the “low density residential” and “estate residential” categories and an additional five (5) units per acre in the “medium density residential” category.

Objective 10 *Certain properties in City of Bonifay retain the right to develop uses that were approved prior to the adoption of this Comprehensive Plan. It is the intent of the City to recognize such vested rights and to protect the property rights of property owners in Bonifay.*

Policy 10.1 The City shall maintain administrative procedures and criteria to allow a property owner to demonstrate that private property rights are vested as to the use or uses allowable.

Policy 10.2 A lot of record in existence on May 1, 1991, whether or not located within a subdivision, shall be allowed one single-family dwelling.

Policy 10.3 Valid, unexpired development orders and development permits in existence on July 19, 2007, shall be permitted to continue development as authorized by the development order or development permit, so long as development commences and continues in good faith in full compliance with the valid, unexpired development order or development permit.