

CHAPTER II
LAND USE DISTRICTS

- 2.00.00 GENERALLY
- 2.00.01 PURPOSE
- 2.01.00 LAND USE DISTRICTS
- 2.01.01 GENERALLY
- 2.01.02 LAND USE DISTRICTS
- 2.02.00 USES ALLOWED WITHIN LAND USE DISTRICTS
- 2.02.01 GENERALLY
- 2.02.02 PURPOSE AND TYPES OF USES
- 2.02.03 MANUFACTURED HOUSING

CHAPTER II

LAND USE DISTRICTS

2.00.00 GENERALLY

2.00.01 Purpose

The purpose of this Chapter is to describe the specific uses and restrictions that apply to the land use districts established in the Land Use Element of the Bonifay Comprehensive Plan. These regulations are intended to allow development and use of property only in compliance with the goals, objectives and policies of the town as expressed in the Bonifay Comprehensive Plan.

2.01.00 LAND USE DISTRICTS

2.01.01 Generally

Land use districts for the City are established in the Future Land Use Element of the Comprehensive Plan, including the Future Land Use Map. The land use districts defined in the Future Land Use Element of the City Comprehensive Plan and delineated on the Future Land Use Map shall be the determinants of permissible activities on any parcel inside the corporate limits of Bonifay.

2.01.02 Land Use Districts

All land within the corporate limits of Bonifay has a designated land use district described in the Bonifay Comprehensive Plan. All development must comply with the development standards applicable to the land use district within which that parcel is located. Refer to Section 2.02.02 of this Chapter for the definition of each land use district. The land use districts are:

- A. Low Density Residential
- B. Medium Density Residential
- C. High Density Residential
- D. Commercial
- E. Industrial
- F. Agricultural
- G. Recreational
- H. Urban Mixed Use
- I. Public/Semi-Public/Educational

2.02.00 USES ALLOWED WITHIN LAND USE DISTRICTS

2.02.01 Generally

A. Uses Allowed

This Section defines and prescribes the specific uses allowed within each land use district described in the Comprehensive Plan and this Code.

B. Accessory Uses and Structures

Accessory structures and uses are allowed in any land use district in connection with any lawfully existing principal use, subject to the requirements of Chapter VII. All accessory structures or uses shall meet the requirements for the character and land use district in which the structure or use is located, as provided in Section 5.01.04.

C. Interpretation of Use Regulations

Whenever a use is not specifically mentioned in Section 2.02.02 (A) - (I), the City of Bonifay shall make a determination as to whether the proposed use is of the same general type as the uses specifically allowed in the land use district. In making such a determination, the City of Bonifay shall be guided by the goals, objectives and policies of the Bonifay Comprehensive Plan and Section 2.02.02 of this Code.

2.02.02 Purpose and Types of Uses

A. Low Density Residential

The purpose of the Low Density Residential Land Use District is to provide for single-family residential settings within the municipality.

Land uses allowed in the Low Density Residential Land Use District include single-family residential units, public utilities, neighborhood commercial, Planned Unit Developments (PUD), and home occupations.

B. Medium Density Residential

The purpose of the Medium Density Residential Land Use District is to provide for residential settings within urban service zones where adequate sewer and public facilities exist concurrent with development, and as permitted on the Future Land Use Map, allowing for medium density units.

Land uses allowed in the Medium Density Residential Land Use District include single family dwelling units, duplexes, compatible

multi-family units, public utilities, neighborhood commercial, PUD and home occupations.

C. High Density Residential

The purpose of the High Density Residential Land Use District is to provide for residential settings within urban service zones where adequate sewer and public facilities exist concurrent with development, and as permitted on the Future Land Use Map, allowing for high unit density.

Land uses allowed in the High Density Residential Land Use District include all types of residential development, public utilities, neighborhood commercial, PUD and home occupations.

D. Commercial

The purpose of the Commercial Land Use District is to provide for community and regional serving commercial uses; to encourage compact development of integrated commercial centers and districts; to serve the traveling public with highway commercial areas; and to provide adequate areas for commercial development and redevelopment in order to support economic development within the City.

Land uses allowed within the ^{BUSINESS} Commercial Land Use District include retail sales and services, ~~business~~ and professional offices, all commercial lodgings, wholesale trade and services, PUD, residential development and public utilities.

E. Industrial

The purpose of the Industrial Land Use District is to provide areas for the location of light industrial operations and to provide sufficient choice of suitable locations to encourage economic development of the community.

Land uses allowed in the Industrial Land Use District include all commercial and light industrial trade and service activities, industrial support services and public utilities.

F. Agricultural

The purpose of the Agricultural Land Use District is to provide a land use classification for existing and future agricultural land uses and other lands suitable for agriculture, rural residences and compatible planned rural development. This classification includes agricultural and rural related uses and undeveloped lands where the soils are suitable for septic tank systems.

Land uses allowed in the Agricultural Land Use District include agricultural activities, silviculture, livestock, aquaculture,

poultry farms, silviculture using best management practices and according to "Guidelines for Forested Wetlands in Florida" by the Florida Division of Forestry (silviculture includes Christmas Tree Farms and Conservation Reserve Program Operations), agricultural/farm dwelling units, single-family dwelling (not to exceed the prescribed density), agricultural support services, neighborhood commercial uses related to agricultural/rural activities, places of worship (not to exceed 125 seats), vacant lands, borrow pits, and public utilities.

G. Recreational

The purpose of the Recreational Use District is to provide for the location of public and private recreational land uses, including active and passive recreation areas.

Land uses allowed in the Recreational Land Use District include public recreation areas, private recreational facilities, including limited commercial uses, such as fish camps and camping areas and their accompanying facilities, and public utilities.

H. Urban Mixed Use

The purpose of the Urban Mixed Use Land Use District is to provide for a mixture of land uses in areas where such mixed urban land uses exist or it is desirable for residential and commercial uses to be in close proximity of each other. The Urban Mixed Use Land Use designation provides for the multiple use of existing buildings and reduces or eliminates the effects of "strip commercialization" along highways.

Land uses allowed within the Urban Mixed Use Land Use Designation include all residential development, neighborhood commercial, commercial, public/semi-public/educational, PUD, and public utilities

I. Public/Semi-Public/Educational

The purpose of the Public/Semi-Public/Educational Land Use District is to provide land for public, semi-public and educational facilities and services.

Land uses allowed in the Public/Semi-Public/Educational Land Use District include all public, semi-public and educational buildings, grounds and facilities, and public/private social club buildings, schools (public and private), campuses, and their associated recreational facilities.

J. Neighborhood Commercial

The purpose of the neighborhood commercial land use classification is to allow for areas of low intensity commercial use and to

provide necessary services within residential neighborhood and agricultural settings.

The uses allowed under the neighborhood commercial classification include neighborhood convenience retail services, professional offices providing services to a limited market area, and bed and breakfast type lodgings.

K. AGPUD

The purpose of the Agricultural Planned Unit Developments (AgPUD's) land use designation is to allow rural land owners options for development in urban service and rural zones while protecting the rural/agricultural nature of the surrounding area.

Uses allowed within the AgPUD land use designation include PUD, including single family dwelling units, commercial, neighborhood commercial, public/semi-public/educational, recreation/open space and public utilities. Stables for horses are permissible, if consistent with other ordinances.

2.02.03 Manufactured Housing

A. Housing Complying with the Florida Manufactured Building Act or the U.S. Department of Housing and Urban Development Mobile Home Construction Safety Standards (HUD Code)

Manufactured homes built in compliance with the HUD Code and built under the Florida Manufactured Building Act and certified by the Florida Department of Community Affairs as complying with the structural requirements of the Standard Building Code shall be allowed to locate in all residential land use districts. All manufactured homes that are not located in a mobile home park designed exclusively for manufactured housing shall comply with the standards in Section 5.06.02.

B. Housing Not Complying with the Manufactured Housing Act or HUD Code Manufactured homes not meeting the standards of the Florida Manufactured Building Act or HUD Code are allowed only if in a mobile home park designed exclusively for such houses.