

ARTICLE 2 - LAND USES

CHAPTER 2-10

LAND USES: INTENT

Sections:

2-10.1 Title and Purpose

2-10.2 Organization

Section 2-10.1 Title and Purpose. Article 2 of the Land Development Regulations is entitled Land Uses. The purpose of this article is to provide more detailed descriptions of land uses than are provided in the land use categories of the Comprehensive Plan.

Section 2-10.2 Organization. Article 2 consists of the following chapters:

- (a) 2-10 Land Uses: Intent
- (b) 2-20 Allowed Uses
- (c) 2-30 Use Classification System
- (d) 2-40 Special Residential Uses
- (e) 2-50 Camping Facilities

CHAPTER 2-20

ALLOWED USES

Sections:

2-20.1	Purpose
2-20.2	Principal Uses
2-20.3	Classification of Principal Uses
2-20.4	Accessory Uses
2-20.5	Essential Services
2-20.6	Theme Parks
2-20.7	Lodging Services
2-20.8	Potential Deannexation Areas

Section 2-20.1 Purpose. The purpose of this chapter, Chapter 2-20, Allowed Uses, is to prescribe the allowed uses that apply to property within the Reedy Creek Improvement District. This chapter implements Section 163.3202(2)(b) F.S.

Section 2-20.2 Principal Uses. Principal uses allowed within the RCID are set forth in Table 2-20 of these Land Development Regulations.

Section 2-20.3 Classification of Principal Uses. Principal uses shall be classified according to the use types described in Chapter 230, Use Classification System. The classifications shall comply with the provisions of this section.

- (a) **Classifying Uses.** Uses shall be classified into use types based upon the description of the use types and upon physical or operating characteristics similar to other uses already classified within the use type.
- (b) **Classification Process.** The District Administrator shall have the authority to classify uses according to use types or to determine that a use does not fit under any type and, therefore, is not permitted. The following rules shall be used:
 - (1) For all land use categories except Resource Management/Recreation, Conservation, and Water, the District Administrator may use broad discretion in classifying uses as long as the public health and safety is not adversely affected; and
 - (2) For the Resource Management/Recreation, Conservation, and Water land use categories, the District Administrator shall allow new uses only if he or

she finds that they clearly fit under an existing use type and are consistent with the Comprehensive Plan.

- (c) List of Uses. The District Administrator shall develop and maintain an administrative list of common uses and the types into which they are classified.
- (d) Classifying Several Uses on the Same Project Site. The principal uses conducted on a single project site shall be classified separately.
- (e) Appeals. An applicant can appeal the District Administrator's decision pursuant to Chapter 6-70, Review and Appeals.

Section 2-20.4 Accessory Uses Accessory uses normally incidental to principal uses are allowed except as otherwise provided by this chapter. The District Administrator shall have the authority to determine if a proposed use is a principal or accessory use and if the use is incidental to the principal use. A decision of the District Administrator is subject to the right of appeal pursuant to Chapter 6-70, Review and Appeals.

Section 2-20.5 Essential Services Services, such as gas distribution pipelines, electrical distribution and transmission lines, utility poles, and pole transformers, that are necessary to support principal uses shall be considered allowed accessory uses.

Section 2-20.6 Theme Parks Accessory uses within Theme Parks shall be accorded a broad interpretation to allow those uses that may be desirable or essential in providing an innovative and exciting setting for visitors.

Section 2-20.7 Lodging Services Accessory uses to Lodging Services shall be construed to permit a wide variety of uses including, but not limited to, health clubs, restaurants, auto rental outlets, specialty stores, recreation facilities, meeting rooms, and convention centers.

Section 2-20.8 Potential Deannexation Areas Areas identified in the Comprehensive Plan as potential deannexation shall comply with all laws, ordinances, and regulations of the District, including the land use categories indicated, which shall remain in full force until the area is deannexed.

TABLE 2-20: RCID USE/LAND USE CATEGORY MATRIX

USE TYPES	COMPREHENSIVE PLAN LAND USE CATEGORIES								
	Commercial	Resort	Entertain	Spt Facil	Pub Facil	Mixed Use	RM/Rec	Conserve	Water
Administrative and Office									
Private Sector	X	X	X	X		X			
Public Sector	X	X	X	X	X	X			
Agricultural					X	X			
Animal Services									
Grooming		X		X		X			
Kennels		X	X	X		X			
Stables		X	X			X			
Automotive									
Services	X			X		X			
Parking	X	X	X	X	X	X			
Bus/Professional Support	X			X		X			
Civic/Cultural	X	X	X		X	X			
Custom Manufacturing			X	X		X			
Day Care	X	X	X	X	X	X			
Eating & Drinking	X	X	X	X		X			
Equipment Services				X					
Finance/Professional	X			X		X			
Laundry		X	X	X		X			
Lodging	X	X	X			X			
Maintenance		X	X	X		X			
Material Excavation					X				
Medical	X	X	X	X		X			
Natural Resources	X	X	X	X	X	X	X	X	X

TABLE 2-20: RCID USE/LAND USE CATEGORY MATRIX (continued)

USE TYPES	COMPREHENSIVE PLAN LAND USE CATEGORIES								
	Commercial	Resort	Entertain	Spt Facil	Pub Facil	Mixed Use	RM/Rec	Conserve	Water
Recreation									
Indoor Entertainment	X	X	X			X			
Indoor Sports	X	X	X			X			
Low Impact	X	X	X	X	X	X	X	X	X
Parks & Recreation					X	X			X
Outdoor Entertainment	X	X	X		X	X			X
Outdoor Sports		X	X			X			X
Theme Park			X			X			
Residential						X			
Safety	X	X	X	X	X	X			
Sales/Service	X	X	X			X			
Transportation	X	X	X	X		X			
Utility Services									
General	X	X	X	X	X	X			
Lines	X	X	X	X	X	X	X	X	X
Warehousing				X		X			
Water Related	X	X	X			X			X

- Notes:
- a. The column headings refer to the land use categories in the Comprehensive Plan.
 - b. The row headings refer to use types as described in Chapter 2-30.
 - c. An "X" indicates that the use is allowed, subject to the appropriate review.

CHAPTER 2-30

USE CLASSIFICATION SYSTEM

Sections:

2-30.1	Purpose
2-30.2	Administrative and Business Offices
2-30.3	Agriculture
2-30.4	Animal Services
2-30.5	Automotive
2-30.6	Business and Professional Support
2-30.7	Civic and Cultural Centers
2-30.8	Custom Manufacturing
2-30.9	Day Care
2-30.10	Eating and Drinking Establishments
2-30.11	Equipment Services
2-30.12	Financial and Professional Services
2-30.13	Laundry Services
2-30.14	Lodging Services
2-30.15	Maintenance Services
2-30.16	Material Excavation
2-30.17	Medical Services
2-30.18	Natural Resources
2-30.19	Recreation
2-30.20	Residential
2-30.21	Safety Services
2-30.22	Sales and Services
2-30.23	Transportation Services
2-30.24	Utility Services
2-30.25	Warehousing Services
2-30.26	Water-Related Services

Section 230.1 Purpose. The purpose of this chapter, Chapter 2-30, Use Classification System, is to classify uses according to a limited number of use types on the basis of common functional, product, or compatibility characteristics, thereby providing a performance basis for regulation of uses in accordance with criteria which are directly relevant to the public health, safety, and general welfare. These classifications shall apply throughout the Land Development Regulations. The following sections in this chapter contain the use types which constitute the use classification system. This chapter implements Section 163.3202(2)(b) F.S.

Section 2-30.2 Administrative and Business Offices The Administrative and Business Offices use type refers to offices which are primarily used for the provision of executive, management, or administrative services not primarily involving walk-in customers or clients. The following Administrative and Business Offices use types:

- (a) **Private Sector.** Offices used by for-profit organizations and not-for profit organizations other than government entities. Typical uses include headquarters buildings and computer processing offices.

- (b) Public Sector. Offices used by governmental entities. Typical uses include government headquarters buildings and departmental offices.

Section 2-30.3 Agriculture. The Agriculture use type refers to raising animal or agricultural plant products. Typical uses include grazing, pastures, forests, plant nurseries, tree farms, and orchards.

Section 2-30.4 Animal Services. The Animal Services use type refers to establishments primarily engaged in animal-related services. The following are Animal Services use types:

- (a) Grooming. Grooming of dogs, cats, and similar small animals. Typical uses included dog bathing and clipping salons, and pet grooming shops.
- (b) Kennels. Kennel services provided within any project site, building, structure, enclosure, or premises whereupon or wherein are kept seen or more dogs, cats, or similar small animals in any combination for more than ten days.
- (c) Stables. The use of a building, and associated exercise and training areas, for sheltering horses.

Section 230.5 Automotive. The Automotive use type refers to establishments or places of business primarily engaged in automotive-related services. The following are Automotive Services use types:

- (a) Services. Minor automotive repairs; washing and polishing of automobiles; sales of petroleum products with the incidental sale and installation of tires, batteries, and replacement items; and lubricating services. Typical uses include gasoline service stations.
- (b) Parking. Parking of operable motor vehicles on a temporary basis within a privately owned off-street parking area with or without a fee. Typical uses include parking lots and garages.

Section 230.6 Business and Professional Support. The Business and Professional Support use type refers to establishments or places of business primarily engaged in the sale or rental of equipment or the provisions of services to offices of other businesses and organizations, rather than individuals. Typical uses include office supply stores, copying centers, secretarial services, and travel agencies primarily serving business customers.

Section 2-30.7 Civic and Cultural Centers. The Civic and Cultural Center use type refers to the performance of educational, cultural, governmental, and other uses which are strongly vested with public or social importance. This classification includes non-profit, museum-like preservation and exhibition of objects of permanent interest in one or more of the arts and sciences, gallery exhibition of works of art, community meeting rooms, and library collection of books and manuscripts.

Section 230.8 Custom Manufacturing. The Custom Manufacturing use type refers to establishments primarily engaged in on-site production of goods and equipment used within the District. Typical uses include set production manufacturing and costume making.

Section 2-30.9 Day Care. The Day Care use type refers to the care of pre-school age children, but does not include the overnight care of such children. Typical uses include day care centers and day care facilities within residential units.

Section 2-30.10 Eating and Drinking Establishments. The Eating and Drinking Establishments use type refers to establishments or places of business engaged in the sale of prepared food and beverages.

Section 2-30.11 Equipment Services The Equipment Services use type refers to facilities for the repair and servicing of trucks, buses, heavy equipment, and special equipment. Typical uses include monorail repair facilities and boat repair facilities.

Section 2-30.12 Financial and Professional Services The Financial and Professional Service use type refers to establishments primarily engaged in the provision of financial and banking services and professional services to individuals or business. Typical uses include banks, savings and loan institutions, check cashing services, law offices, insurance offices, and real estate firms.

Section 2-30.13 Laundry Services The Laundry Services use type refers to establishments primarily engaged in the provision of laundering, dry cleaning, or dyeing services other than those classified as Personal Sales and Services. Typical uses include laundry agencies and linen supply services.

Section 2-30.14 Lodging Services The Lodging Service use type refers to establishments primarily engaged in the provision of commercial sleeping room accommodations on a less than monthly basis to the general public. Lodging Services includes incidental food, drink, and other sales and services intended for the convenience of guests as well as meeting rooms and convention facilities. Typical uses include hotels, motels, villas, treehouses, and campgrounds.

Section 2-30.15 Maintenance Services The Maintenance Services use type refers to establishments primarily engaged in the provision of cleaning, custodial services, and material storage areas. Typical uses include janitorial, landscape maintenance, and window cleaning service.

Section 2-30.16 Material Excavation. The Material Excavation use type refers to the unearthing of building materials or minerals from the land. Typical uses include borrow pits.

Section 2-30.17 Medical Services The Medical Services use type refers to establishments primarily engaged in the provision of personal health services ranging from prevention, diagnosis and treatment, or rehabilitation services provided by physicians, dentists, nurses, and other health personnel as well as the provision of medical testing and analysis services. Typical uses include medical offices, dental laboratories, health maintenance organizations, and immediate care facilities.

Section 2-30.18 Natural Resources The Natural Resources use type refers to those areas which are left in their natural, undeveloped state. Typical uses include wildlife habitats and natural open spaces.

Section 2-30.19 Recreation. The Recreation use type refers to establishments or places of business primarily engaged in the provision of sports, entertainment, or recreation for participants and spectators. The following are Recreation use types:

- (a) **Indoor Entertainment**. Predominantly spectator uses conducted within an enclosed building. Typical uses include motion picture theaters, performance galleries, discotheques, and nightclubs.
- (b) **Indoor Sports and Recreation**. Predominantly participant sports and health activities conducted within an enclosed building. Typical uses include indoor swimming pools, indoor racquetball courts, and health clubs.
- (c) **Low Impact**. Recreation uses that have a very low impact on the natural environment. Typical uses include hiking trails and wildlife observation platforms.

- (d) Park and Recreation. The use of parks, playgrounds, and recreational facilities primarily by the permanent residents and employees within the District. Typical uses include neighborhood parks and community parks.
- (e) Outdoor Entertainment. The use of open or primarily open areas to entertain people. Typical uses include open music stages.
- (f) Outdoor Sports. Predominantly participant sports conducted in open or partially enclosed or screened facilities. Typical uses include golf courses, swimming pools, equestrian centers, and tennis courts.
- (g) Theme Park. The multiple use of a planned area which may include amusement and thrill rides, performance areas, shops and restaurants, educational and cultural displays, television and motion picture production, and necessary support and service facilities. Typical uses include the Magic Kingdom, EPCOT Center, Disney/MGM Studio Tour, and Typhoon Lagoon.

Section 2-30.20 Residential. The Residential use type refers to the occupancy of living quarters by one or more families. Typical uses include single-family houses, multi-family housing, manufactured housing, mobile homes, and special housing.

Section 230.21 Safety Services. The Safety Services use type refers to public safety and emergency services, including police, fire protection, emergency medical, and ambulance services.

Section 230.22 Sales and Services. The Sales and Services use types refers to establishments or places of business primarily engaged in the provision of frequently or recurrently needed specialty items or services. These include various general retail sales and personal services of an appropriate size and scale to meet the above criteria. Typical uses include grocery stores, drug stores, souvenir shops, and clothing stores.

Section 2-30.23 Transportation Services. The Transportation Service use type refers to privately owned establishments primarily engaged in the provision of transportation of persons and goods. Typical uses include monorail, bus, and shuttle services.

Section 230.24 Utility Services. The Utility Services use type refers to major structures necessary to support development but which allow some flexibility in location in contrast to those utility uses which coexist with development and which are considered accessory uses. The following are Utility Service use types:

- (a) General. Services normally provided to developed areas. Typical uses include, but are not limited to, energy production facilities, natural gas substations, electrical substations, wastewater treatment plants, solid-waste transfer stations, potable water pump stations, water supply wells, storage tanks, and rapid infiltration basins.
- (b) Lines. Utility lines. Typical uses include natural gas, potable water, reclaimed water and wastewater, transmission pipe lines and electrical transmission and distribution lines.

Section 2-30.25 Warehousing Services. The Warehousing Services use type refers to establishments or places of business primarily engaged in the storage and distribution of material and equipment. Typical uses include food warehouses.

Section 2-30.26 Water-Related Services. The Water-Related Services use type refers to uses that take place over water but have access from the shore. Typical uses include boat docking facilities and fishing piers. Restaurants are included if they are allowed in the land use category of the landward portion of the water body.

CHAPTER 2-40

SPECIAL RESIDENTIAL USES

Sections:

2-40.1	Purpose
2-40.2	Small Community Residential Homes
2-40.3	Other Special Residential Uses

Section 2-40.1 Purpose. The purpose of this chapter, Chapter 2-40, Special Residential Uses, is to set forth regulations for special residential uses that involve a higher level of care than is normally associated with homes for families or individuals. This chapter implements Sections 163.3202(2)(b) and 419.001(2)-(11) F.S.

Section 2-40.2 Small Community Residential Homes. A community residential home housing six (6) or fewer residents shall be considered the functional equivalent of a single-family home and, therefore, is allowable wherever a single- or multi-family home is allowed, provided that the applicable Florida Department of Health and Rehabilitative Services standards are met and that a minimum separation of one thousand (1,000) linear feet from any such other small community residential home is maintained. These residential homes are not subject to the provisions of Section 2-40.3, Other Special Residential Uses.

Section 2-40.3 Other Special Residential Uses. Special residential uses other than those subject to the provisions of Section 2-40.2, Small Community Residential Homes, shall comply with the provisions of this section.

- (a) **Design Character.** If the special residential use is located in a residential area, it shall be designed and maintained to conform to the character of that neighborhood.
- (b) **Signs.** Signs denoting the name or the purpose of a special residential use shall not be allowed in a residential area.
- (c) **Siting.** A special residential use may not be located within one thousand and two hundred (1,200) feet of another special residential use or within five hundred (500) feet of an area devoted exclusively to single-family residential uses.
- (d) **Interior Facilities.** A facility used for a special residential use and which has more than six (6) clients shall provide one (1) bedroom and one (1) full bath for every two (2) clients. One (1) bedroom must be designated for the exclusive use of the facility operator and may not be included with the total number of bedrooms available for use by clients.
- (e) **Licensing.** Special residential use uses may not operate unless they have received all required licenses from applicable state agencies.

CHAPTER 2-50

CAMPING FACILITIES

Sections:

2-50.1	Purpose
2-50.2	Where Allowed
2-50.3	Standards

Section 2-50.1 Purpose. The purpose of this chapter, Chapter 2-50, Camping Facilities, is to set forth regulations for camping facilities to be used by visitors. This chapter implements Section 163.3202(2)(b) F.S.

Section 2-50.2 Where Allowed. Camping facilities are classified under the Lodging Services use type and are allowed wherever that use type is allowed.

Section 2-50.3 Standards. The following standards shall apply to camping facilities:

- (a) Recreation vehicles and tent camping for transient occupancy only may be permitted in designated spaces and areas;
- (b) All accessory uses shall be conducted primarily for the convenience of the occupants of the camping area;
- (c) Every camping facility shall provide an adequate water supply system and wastewater collection systems; and
- (d) Where individual wastewater collection connections to vehicle spaces are not provided, there shall be a central collection station for servicing vehicles with self-contained wastewater systems.