

Sec. 10-6.613. Urban fringe zoning district.

(a) *Purpose and intent.* The urban fringe zoning district is intended to provide the opportunity for very low-density residential areas mixed with open space and agricultural activity on the periphery of the Urban Service Area. The district allows for very low-density residential development of no greater than one unit on three acres of land, agricultural, and silvicultural activities. Residential development will also be allowed a gross density of one unit per three acres if developed as a Conservation Subdivision as described in Section 10-7.204.

For sites developed under the previously available “25-75” clustering option, the remaining undeveloped portion (75 percent) may continue to be preserved as undisturbed open (green) space until such time as these sites are included in the urban service area and become eligible for development at urban densities . As an alternative, sites developed under the previously available “25-75” clustering option may seek to develop the undeveloped portion (75 percent) at the urban fringe densities described above prior to the sites inclusion in the urban service area. For either development option, review by the Board of County Commissioners shall be requested to authorize development of these undisturbed open (green) spaces.

To conveniently serve area residents, smaller scale, low intensity commercial development is permitted in this district. To maximize efficiency in the development of agricultural and silvicultural resources located within this zoning district and surrounding areas, agriculturally and silviculturally related industrial activities such as milling, are permitted. Community facilities are also permitted in this district.

(b) *Allowable uses.* For the purpose of this chapter, the following land use types are allowable in the urban fringe zoning district and are controlled by the land use development standards of this chapter, the comprehensive plan and schedules of permitted uses.

- (1) Low density residential.
- (2) Agricultural.
- (3) Silvicultural.
- (4) Light industry--Agriculturally and silviculturally related only.
- (5) Passive recreation.
- (6) Active recreation.
- (7) Minor commercial.
- (8) Neighborhood commercial.
- (9) Community services.
- (10) Light infrastructure.

(11) Heavy infrastructure.

(c) *List of permitted uses.* Some of the uses on these schedules are itemized according to the Standard Industrial Code (SIC). Allowable uses, appropriate permit level and applicable development and locational standards in the urban fringe district are as follows:

P= Permitted use

R = Restricted use

S = Special exception

Legend	
Ag = Agricultural	PR = Passive recreation
MC = Minor commercial	AR = Active recreation
NC = Neighborhood Commercial	CS = Community services
LR = Low-density residential	

SIC Code	Name of Use	Development and Locational Standards							
		Ag	MC	NC	LR	PR	AR	CS	PS
	RESIDENTIAL								
	Dwelling, one-family	P			P				
	Dwelling, two-family	P			P				
	Dwelling, mobile home	P			P				
	Mobile home park				R				
	AGRICULTURE, FORESTRY, AND FISHING								
01	Agricultural production--Crops	P							
0181	Ornamental nursery products	P							
02	Agricultural production--Livestock	P							
074	Veterinary services	P	P	P					
0781	Landscape counseling and planning	R							
092	Fish hatcheries and preserves	P							
	MINING								
144	Sand and gravel	S							
145	Clay, ceramic, and refractory minerals	S							
	MANUFACTURING								
201	Meat products	R							
202	Dairy products	R							

SIC Code	Name of Use	Development and Locational Standards							
		Ag	MC	NC	LR	PR	AR	CS	PS
204	Grain mill products	R							
21	Tobacco products	R							
24	Lumber and wood products	R							
	TRANSPORTATION AND PUBLIC UTILITIES								
401	Railroads		P	P				S	
43	Postal service		P	P					
483	Radio and television broadcasting							R	
	RETAIL TRADE								
521	Lumber and other building materials		P	P					
523	Paint, glass, and wallpaper stores		P	P					
525	Hardware stores		P	P					
526	Retail nurseries and garden stores		P	P					
533	Variety stores		P	P					
539	Misc. general merchandise stores		P	P					
541	Grocery stores		P	P					
542	Meat and fish markets		P	P					
543	Fruit and vegetable markets		P	P					
544	Candy, nut and confectionery stores		P	P					
545	Dairy products stores		P	P					
546	Retail bakeries		P	P					
553	Auto and home supply stores		P	P					
554	Gasoline service stations		P	P					
	Convenience store		P	P					
581	Eating and drinking places		R	P					
591	Drugstores and proprietary stores		P	P					
592	Liquor stores		P	P					
593	Used merchandise stores		P	P					
5941	Sporting goods and bicycle shops		P	P					
5943	Stationery stores		P	P					

SIC Code	Name of Use	Development and Locational Standards							
		Ag	MC	NC	LR	PR	AR	CS	PS
5961	Catalog and mail-order houses		P	P					
5983	Fuel oil dealers		S						
5984	Liquefied petroleum gas dealers		S						
5992	Florists		P	P					
5993	Tobacco stores and stands		P	P					
5994	News dealers and newsstands		P	P					
5995	Optical goods stores		P	P					
5999	Miscellaneous retail stores, nec		R	R					
	FINANCE, INSURANCE, AND REAL ESTATE								
6553	Cemeteries		P					P	
	SERVICES								
702	Rooming- and boardinghouses; dorms				R				
703	Camps and recreational vehicle parks						R		
721	Laundry, cleaning, and garment services		R	R					
7215	Coin-operated laundries and cleaning		P	P					
723	Beauty shops		P	P					
724	Barber shops		P	P					
725	Shoe repair and shoeshine parlors		P	P					
7334	Photocopying and duplicating services		P	P					
7335	Commercial photography		P	P					
7336	Commercial art and graphic design		P	P					
7353	Heavy construction equipment rental	R							
7359	Equipment rental and leasing, nec	R							
753	Automotive repair shops		R	R					
754	Automotive services, except repair		P	P					

SIC Code	Name of Use	Development and Locational Standards							
		Ag	MC	NC	LR	PR	AR	CS	PS
762	Electrical repair shops		P	P					
764	Reupholstery and furniture repair		P	P					
784	Video tape rental		P	P					
791	Dance studios, schools, and halls		P	P					
7991	Physical fitness facilities		P	P					
7992	Public golf courses						S		
	Elementary and secondary schools							S	
822	Colleges and universities								S
823	Libraries--Less than 7500 sq. ft.		P	P					
823	Libraries--7500 sq. ft. or more							R	
824	Vocational schools								S
835	Day care services		R	P					
836	Residential care		R	P					
841	Museums and art galleries						S		
842	Botanical and zoological gardens						S		
864	Civic and social associations							P	
866	Religious organizations							P	
	PUBLIC ADMINISTRATION								
922	Public order and safety							P	
9221	Police protection							P	
9223	Correctional institutions							S	
9224	Fire protection							P	
	RECREATION								
	Hiking and nature trails					P			
	Picnicking					P			
	Canoe trails					P			
	Bicycle trails					P			
	Horseback riding trails					P			
	Tot lots						P		
	Court sports						P		
	Field sports						P		
	Boat landings						P		
	Archaeological historic sites					S			

(d) The maximum allowable gross square footage in the urban fringe district is as follows:

COMMERCIAL LAND USE TYPE	URBAN FRINGE
MINOR*	
Total location	20,000
Single site or quadrant	10,000
Single structure	5,000
NEIGHBORHOOD**	
Total location	100,000
Single site or quadrant	100,000
Single structure	50,000

* Maximum 10,000 gross square feet, if located on a local street.

** Only one neighborhood commercial site (quadrant) will be permitted at the intersection of a major collector and arterial road. The maximum allowable commercial development permitted at the neighborhood commercial area located at the intersection of two major collectors is 50,000 sq. ft. g.s.l.a.

(e) The minimum development standards in the urban fringe district are as follows:

	Low Density Residential		Commercial		Agricultural-Related Industrial	Community Services; Active Recreation; Public, Primary and Secondary Schools	Comp. Plan Policy 2.1.9. Subdivision
	Noncluster	Cluster	Noncluster	Cluster			
MINIMUM SETBACKS (FEET)							
Front yard							
Building	30	30*	30	25*	50	30	25
Parking	--	--	40	40*	50	40	--
Corner yard							
Building	30	30*	30	25*	50	30	25
Parking	--	--	40	40*	50	40	--
Side yard							
Building	20	20*	40	20*	50	40	15
Parking	--	--	40	20*	50	40	--
Rear yard							
Building	50	50*	50	30*	50	50	50
Parking	--	--	40	10*	50	50	50
Adjoining lower intensity zoning district							
Building	--	--	--	--	100	--	--
Parking	--	--	--	--	100	--	--
Maximum percent impervious surface area	30	25**	30	25**	30	--	30
Heights (feet)							
Maximum at building envelope perimeter	35	35	35	35	35	35	35

	Low Density Residential		Commercial		Agricultural-Related Industrial	Community Services; Active Recreation; Public, Primary and Secondary Schools	Comp. Plan Policy 2.1.9. Subdivision
	Noncluster	Cluster	Noncluster	Cluster			
Maximum additional height/additional zoning setback	1'/1'	1'/1'	1'/1'	1'/1'	1'/1'	1'/1'	1'/1'
Total maximum height	--	35	45	45	45***	45	--
Minimum lot frontage	15	15	40	40	100	--	15
Minimum lot area	3.0	0.5	3.0	0.5	10.0	--	0.5

* This number applies to the perimeter setback only.

**Maximum percent impervious area of developable portion of site.

*** This height applies to habitable portion of an industrial structure

(f) *Development standards.* All proposed development shall meet the commercial site location standards (section 10-6.619) ; buffer zone standards (section 10-7.522); and the parking and loading requirements (Subdivision 3 of Division 5 of Article VII).

(g) *Restricted uses and special exception uses.* If uses are restricted or are special exception according to the schedule of permitted uses, they will not be allowed unless they follow the general development guidelines for restricted uses or for special exceptions as provided in this division. Specific restricted uses are addressed below.

- (1) Eating and drinking establishments (SIC 581): No drive-in or drive-thru facilities are permitted within this district.
- (2) Laundry, cleaning and garment services (SIC 721): Does not include dry cleaning plant operations; pick-up stations only.
- (3) Funeral services and crematoriums (SIC 726): This use requires 100 percent opacity surrounding perimeter with exception of access point.
- (4) Camps and recreational vehicle parks (SIC 703).
 - a. A site plan shall be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:
 1. Sanitary facilities shall be provided.
 2. Not more than ten campsites per acres shall be provided.
 3. Individual campsites, roadways, and accessory structures shall be located to meet the minimum building setback standards from the exterior property lines of the campground.

(5) Heavy construction equipment rental and equipment rental and leasing (SIC 7353 and 7359).

- a. A plan must be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:
 1. Such equipment rental and leasing must be associated with timbering and/or agribusiness.
 2. A plan of vehicular access to and from the site demonstrating that heavy trucks and equipment will not travel on that portion of a local or minor collector street with frontage containing residential land use, zoned for residential land use, or containing subdivision lots intended primarily for residential land use. For purposes of this requirement, local and minor collector streets shall be those identified in the Comprehensive Plan and the Tallahassee-Leon County Long Range Transportation Plan.

(6) Mining activities.

- a. All mining activities as defined on the schedule of permitted uses must meet the specific development standards, as follows upon review and approval by the Board of County Commissioners following a duly noticed public hearing. This includes SIC items 144 and 145.
- b. A plan must be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:
 1. The mining activity, all accessory uses and structures, internal roadways, and driveways onto the adjacent streets shall be set back a minimum of 100 feet from the perimeter property boundaries or 200 feet from the nearest off-site residence, residential zoning district, or subdivision intended primarily for residential land use, whichever distance is greater. This setback standard may be reduced if less of a setback is approved in writing by the adjacent property owner or owners prior to site plan approval or if the adjacent property is also used as a mining activity.
 2. A plan of vehicular access to and from the site demonstrating that heavy trucks and equipment will not travel on that portion of a local or minor collector street with frontage containing residential land use, zoned for residential land use, or containing subdivision lots intended primarily for residential land use. For purposes of this requirement, local and minor collector streets shall be those identified in the local government Comprehensive Plan and

the Tallahassee-Leon County Long Range Transportation Plan.

3. A land reclamation plan shall be submitted demonstrating that upon termination of the activity the land shall be returned to a condition that will allow an effective reuse comparable to surrounding properties.
4. *Fencing requirement:* All areas proposed for use, currently used, or previously used, in open-pit mining operations and/or construction and demolition debris disposal must be secured by a fence, unless the area is determined to be a reclaimed open-pit mine by the county administrator or designee. The fence must be at least four feet in height with openings that will reject the passage of a seven-inch diameter sphere. The fence must be equipped with a gate which shall remain locked when workers or employees of the land owner or mining company are not present at the site. At every gate or access point, at least one sign must be posted which states, in at least four-inch tall letters, "Danger," "Keep Out," "No Trespassing," or similar language to indicate that there may be hazardous conditions on the premises.