

Exhibit A  
Ordinance 16-O-17

**SECTION 2.** Section 10-240 of Article IV of Chapter 10 of the Tallahassee Land Development Code, entitled “Lake Protection District,” is hereby amended to read as follows:

**Sec. 10-240. - Lake Protection District.**

~~The following applies to the Lake Protection District:~~

~~(1) Allowable uses; appropriate permit level and applicable development and locational standards.~~

|              |                              |
|--------------|------------------------------|
| <del>P</del> | <del>PERMITTED USE</del>     |
| <del>R</del> | <del>RESTRICTED USE</del>    |
| <del>S</del> | <del>SPECIAL EXCEPTION</del> |

|               |              |                                    |
|---------------|--------------|------------------------------------|
|               |              | <del>LEGEND</del>                  |
| <del>AG</del> | <del>=</del> | <del>AGRICULTURAL</del>            |
| <del>LR</del> | <del>=</del> | <del>LOW DENSITY RESIDENTIAL</del> |
| <del>AR</del> | <del>=</del> | <del>ACTIVE RECREATION</del>       |
| <del>CS</del> | <del>=</del> | <del>COMMUNITY SERVICES</del>      |

~~Lake Protection District~~

Exhibit A  
Ordinance 16-O-17

|                     | <del>DEVELOPMENT AND LOCATIONAL STANDARDS</del> |               |               |               |               |
|---------------------|---|---------------|---------------|---------------|---------------|
| <del>SIC CODE</del> | <del>NAME OF USE</del>                          | <del>AG</del> | <del>LR</del> | <del>AR</del> | <del>CS</del> |
|                     | <del>RESIDENTIAL</del>                          |               |               |               |               |
|                     | <del>Dwelling, one family</del>                 |               | <del>P</del>  |               |               |
|                     | <del>Dwelling, two family</del>                 |               | <del>P</del>  |               |               |
|                     | <del>Dwelling, townhouse</del>                  |               | <del>R</del>  |               |               |
|                     |   |               | <del>P</del>  |               |               |
|                     | <del>Mobile home park</del>                     |               | <del>S</del>  |               |               |
|                     | <del>AGRICULTURE, FORESTRY, AND FISHING</del>   |               |               |               |               |
| <del>01</del>       | <del>Agricultural production crops</del>        | <del>R</del>  |               |               |               |
| <del>02</del>       | <del>Agricultural production — livestock</del>  | <del>R</del>  |               |               |               |
| <del>092</del>      | <del>Fish hatcheries and preserves</del>        | <del>S</del>  |               |               |               |
|                     | <del>TRANSPORTATION AND PUBLIC UTILITIES</del>  |               |               |               |               |
| <del>43</del>       | <del>Postal Service</del>                       |               |               |               | <del>S</del>  |
|                     | <del>SERVICES</del>                             |               |               |               |               |

Exhibit A  
Ordinance 16-O-17

|      |                                      |  |  |   |   |
|------|--------------------------------------|--|--|---|---|
| 703  | Camps and recreational vehicle parks |  |  | R |   |
| 821  | Elementary and secondary schools     |  |  |   | S |
| 823  | Libraries less than 7500 square feet |  |  |   | R |
| 823  | Libraries 7500 square feet or more   |  |  |   | S |
| 841  | Museums and art galleries            |  |  | S |   |
| 842  | Botanical and zoological gardens     |  |  | S |   |
| 864  | Civic and social associations        |  |  |   | S |
| 866  | Religious organizations              |  |  |   | S |
|      | PUBLIC ADMINISTRATION                |  |  |   |   |
| 91   | Executive, legislative, and general  |  |  |   | S |
| 922  | Public order and safety              |  |  |   | S |
| 9221 | Police protection                    |  |  |   | S |
| 9224 | Fire protection                      |  |  |   | S |
|      | RECREATION                           |  |  |   |   |
|      | Hiking and nature trails             |  |  | P |   |

Exhibit A  
Ordinance 16-O-17

|  |                                 |  |  |   |  |
|--|---------------------------------|--|--|---|--|
|  | Picnicking                      |  |  | P |  |
|  | Canoe trails                    |  |  | P |  |
|  | Bicycle trails                  |  |  | P |  |
|  | Horseback riding trails         |  |  | P |  |
|  | Tot lots                        |  |  | P |  |
|  | Court sports                    |  |  | R |  |
|  | Field sports                    |  |  | R |  |
|  | Boat landings                   |  |  | P |  |
|  | Archaeological historical sites |  |  | S |  |

~~(2) Minimum development standards:~~

~~Lake Protection District~~

|  |  |                            |   |
|--|--|----------------------------|---|
|  |  | LOW DENSITY<br>RESIDENTIAL | COMMUNITY SERVICES; ACTIVE RECREATION; PUBLIC,<br>PRIMARY AND SECONDARY SCHOOLS |
|  |  | NON-                       | CLUSTER*  |

Exhibit A  
Ordinance 16-O-17

|                           |            |         |     |    |
|---------------------------|------------|---------|-----|----|
|                           |            | CLUSTER |     |    |
| MINIMUM SETBACKS (FEET)   |            |         |     |    |
|                           | Front Yard |         |     |    |
|                           | Building   | 25      | 25* | 30 |
|                           | Parking    | —       | —   | 40 |
| Corner Yard               |            |         |     |    |
|                           | Building   | 25      | 25* | 30 |
|                           | Parking    | —       | —   | 40 |
| Side Yard                 |            |         |     |    |
|                           | Building   | 15      | 15* | 40 |
|                           | Parking    | —       | —   | 40 |
| Rear Yard                 |            |         |     |    |
|                           | Building   | 25      | 25* | 50 |
|                           | Parking    | —       | —   | 40 |
| Adjoining Lower Intensity |            |         |     |    |

Exhibit A  
Ordinance 16-O-17

| Zoning District                         |       |       |       |
|---|-------|-------|-------|
| Building                                | —     | —     | —     |
| Parking                                 | —     | —     | —     |
| MAXIMUM PERCENT IMPERVIOUS SURFACE AREA | 30    | 25**  | 40    |
| MAX. HEIGHT AT BLDG. ENVELOPE PERIMETER | 35    | 35    | 35    |
| MAX. ADDL. HEIGHT/ADDL. ZONING SETBACK  | 1'/1' | 1'/1' | 1'/1' |
| MAX. TOTAL HEIGHT                       | 45    | 45    | 45*** |
| MIN. LOT FRONTAGE                       | 15    | 15    | —     |
| MIN. LOT AREA                           | 2.0   | 0.05  | —     |

~~—\*~~ This number applies to the perimeter setback only.

~~—\*\*~~ Maximum percent impervious area of developable portion of site.

~~\*\*\*~~ This height applies to habitable portion of a structure.

(Code 1984, ch. 27, §§ 10.6.V, 10.6.W)

Exhibit A  
Ordinance 16-O-17

**Section 10-240. Lake Protection District**

The following applies to the Lake Protection District:

| 1. District Intent  | PERMITTED USES  |  |
|---|---|--|
|   | 2. Principal Uses   | 3. Accessory Uses  |
| <p><u>The purpose and intent of the Lake Protection (LP) zoning district is to allow for the regulation and, where appropriate, limitation of development and redevelopment of land within the Lake Jackson Basin in a manner that improves water quality within the lake. The bounds of the category include the Lake Jackson Basin and contributing watersheds and limited to the urban service area. Intensely developed properties south of Interstate 10 (I-10) have been excluded from the boundary.</u></p> <p><u>The LP zoning district shall permit single-family residential development at one dwelling unit per two gross acres.</u></p> <p><u>A clustered subdivision option is available that allows two dwelling units per gross acre, consistent with environmental and infrastructure constraints. The clustered subdivision option allows an increased number of residential units if developed on 40 percent of the property, provided central water and sewer are available and leaving the remaining 60 percent of the property as contiguous, undisturbed open space in perpetuity. The cluster subdivision option is</u></p> | <p><u>(1) Single-family detached dwellings</u><br/> <u>(2) Single-family dwellings in cluster subdivisions</u><br/> <u>(3) Passive and Active recreation facilities, including boat ramps</u><br/> <u>(4) Community services related to residential uses including religious facilities, police/fire stations, and elementary, middle and high schools. Other community facilities may be allowed in accordance with Section 10-413 of the regulations.</u></p> | <p><u>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the land use administrator.</u></p> <p><u>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the land use administrator.</u></p> |

Exhibit A  
Ordinance 16-O-17

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| <p><u>intended to leave large areas of natural open space within the watershed and minimize pollution. For cluster development standards, refer to Section 10-426.</u></p> <p><u>Certain community and recreational facilities related to residential uses are also permitted. Commercial, office and other nonresidential uses are prohibited within the LP zoning district. All development is subject to Section 10-177, Buffer Zones and Section 10-178, Development Standards Schedule.</u></p> <p><u>Volume control based stormwater treatment standard shall be required for all development and redevelopment within the Lake Protection District. All developments shall meet all current water quality and stormwater management standards set forth in the Comprehensive Plan and the Land Development Regulations of the City. Lawfully established, nonresidential uses within the District that are compatible with surrounding uses and meet all water quality and standards set forth in the Comprehensive Plan and the Land Development Regulations of the City shall be considered permitted uses.</u></p> |  |  |
|--|--|--|

| DEVELOPMENT STANDARDS                                  |                             |                |                 |                              |                      |                    |                 |   |   |
|--|-----------------------------|----------------|-----------------|------------------------------|----------------------|--------------------|-----------------|---|---|
| Use Category   | 4. Minimum Lot or Site Size |                |                 | 5. Minimum Building Setbacks |                      |                    |                 | 6. Maximum Building Restrictions  |   |
|  | a. Lot or Site Area         | b. Lot Width   | c. Lot Depth    | a. Front                     | b. Side-Interior Lot | c. Side-Corner Lot | d. Rear         | a. Building Size (excluding gross building floor area used for parking) | b. Building Height (excluding stories used for parking) |
| <u>Single-Family Detached Dwellings (Conventional)</u> | <u>2 acres</u>              | <u>80 feet</u> | <u>100 feet</u> | <u>25 feet</u>               | <u>15 feet</u>       | <u>25 feet</u>     | <u>25 feet</u>  | <u>Not applicable</u>   |   |
| <u>Single-Family</u>                                   | <u>5,000 square</u>         | <u>40 feet</u> | <u>100</u>      | <u>15</u>                    | <u>7.5 feet on</u>   | <u>15 feet</u>     | <u>15 feet;</u> | <u>Not applicable</u>   | <u>3 Stories</u>  |



Exhibit A  
Ordinance 16-O-17

|  |   |  |                          |  |   |                         |  |  |                           |
|--|---|--|--------------------------|--|---|-------------------------|--|--|---------------------------|
| <a href="#">Detached Dwellings(Clustered)</a>                | <a href="#">feet</a>  |  | <a href="#">feet</a>     | <a href="#">feet: 10 feet w/alley loaded garage</a>    | <a href="#">each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet</a> |                         | <a href="#">10 feet w/alley loaded garage</a>          |  |                           |
| <a href="#">Single-family attached dwellings (Clustered)</a> | <a href="#">3,750 square feet end unit; 2,400 square feet</a> | <a href="#">37.5 feet end unit; 25 feet interior lot</a> | <a href="#">80 feet</a>  | <a href="#">15 feet; 10 feet w/alley loaded garage</a> | <a href="#">None</a>  | <a href="#">15 feet</a> | <a href="#">15 feet; 10 feet w/alley loaded garage</a> | <a href="#">maximum length: 8 units</a>                                  | <a href="#">3 Stories</a> |
| <a href="#">Any Permitted Principal Non-Residential Use</a>  | <a href="#">1 acre</a>  | <a href="#">80 feet</a>                                  | <a href="#">100 feet</a> | <a href="#">30 feet</a>                                | <a href="#">30 feet</a>   | <a href="#">40 feet</a> | <a href="#">50 feet</a>                                | <a href="#">10,000 square feet of gross building floor area per acre</a> | <a href="#">3 Stories</a> |

GENERAL NOTES:

- [1. Refer to chapter 5, environmental management for information pertaining to the regulation of environmental features \(preservation/conservation features\), stormwater management requirements, etc.](#)
- [2. Refer to chapter 4, concurrency management for information pertaining to the availability of capacity for certain public facilities \(roads, parks, etc.\).](#)
- [3. For cluster development standards, refer to Section 10-426.](#)