

Land Development Code

Section 2.00.02: Definitions

Certain terms, as used in this Article, have a specific meaning.

A. Buffer. A strip of land, including any specified type and amount of planting which may be required to protect one type of land use activity from another, or minimize or eliminate conflicts between them; or protect natural or historic resources.

B. Canopy Road . A road in which trees on the sides of the road come together above the road. A road in which at least 300 continuous lineal feet of canopy covers the road in one location. A public right-of-way which because of its natural, aesthetic, scenic, recreational or historic association and importance is protected by this Code.

C. Development. For purposes of this Article, "Development" shall include all actions and activities described in Florida Statutes, Section 380.04, subsections (1), (2), and (4), as well as all actions and activities described in subsection (3) to the extent that the same are provided for and regulated in this Article; provided, however, that Linear Distribution/Collection Facilities, electric utility substations which serve only the surrounding area through distribution lines providing service directly to customers, and electric Linear Transmission Facility lines of less than 69 KV, which are developed and used in conformance with this Article, shall not be deemed to be activities requiring a development permit pursuant to Sections 1.05.01 and 1.05.02 of Article One or Section 9.01.01 of Article Nine; and provided, further, that all actions and activities described in subsection (3) of Florida Statutes, Section 380.04, shall be deemed to be development only for the purposes of applying the standards requirements, and provisions of this Article and for no other purpose whatsoever.

D. Diameter at Breast Height (DBH) . "Breast Height" is defined to be fifty-four (54) inches above the surface of the ground at the base of the plant or tree. In the case of a tree with multiple main stems, the diameter shall be the sum of the diameters of the stems.

E. Impervious Surface Ratio. A proportion of the impervious surface (in square feet) of the total development site to the total development site (in square feet) expressed as a percentage, where an impervious surface is one which has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. Impervious surfaces include compacted clay, surfaced streets, roofs, sidewalks, parking lots and other similar structures.

F. Linear Distribution/Collection Facility. Equipment (such as, but not limited to, pipelines and pumping stations, or electrical, telephone, or cable TV lines and their supporting structures) used for the conveyance of a product (such as, but not limited to, liquid, gas, electronic signals, or electricity) to (or from) the retail consumer from (or to) a distribution facility. Includes Wastewater Collection Facilities.

G. Linear Transmission Facility. Equipment (such as, but not limited to, pipelines and pumping stations, or electrical, telephone, or cable TV lines and their supporting structures) used for the conveyance of a product (such as, but not limited to, liquid, gas, electronic signals, or electricity) from point to point, whether between a location outside of the County and a location within the County, through the County between two locations outside the County, or from point to point within the County when those points are not consumer premises. This definition does not include a distribution facility which conveys a product or service from a transmission facility or substation or storage facility directly to a consumer's premises for use by that consumer. A consumer is not another retailer of the product transmitted.

H. Lot of Record. A parcel of land or a lot within an approved subdivision, or within an unrecorded subdivision, which was platted on or prior to December 13, 1990.

I. Mobile Home Park . Six or more Mobile Homes on a parcel or contiguous parcels, owned by one person or through joint ownership with several persons.

J. Open Space. That portion of the total development site which shall be open, unoccupied and unobstructed by any structure. Open space shall not be deemed to include driveways, parking lots, or other surfaces designed or intended for vehicular travel.

K. Overlay District. A district legislatively established by the Board of County Commissioners as an overlay regulation to provide for particular uses or types of uses, or to provide development regulations for particular uses or types of uses, or to provide development regulations for uses in particular areas, so as to accommodate development of those types of uses and areas while still providing for the protection of public health, welfare, and safety concerns which, because of the nature of the use or area, cannot reasonably be addressed by generalized development criteria or by general inclusion in designated land use districts. The Board of County Commissioners retains the legislative discretion to establish, extend, restrict, or otherwise modify the placement of such overlay district boundaries so as to weigh and balance all apparent public health, welfare, and safety concerns and so as to adequately preserve and protect such concerns. Overlay districts may be applied to any existing Land Use Districts, but inclusion of land in an overlay district does not change the underlying Land Use District for such land other than the additional overlay requirements.

L. Permitted. Use of this term denotes that the land use in question is allowable under this Code, provided it meets all other regulations.

M. Prohibited. Use of this term denotes that the land use in question is not allowed within the land use district.

N. Traditional Communities. Those communities, as of July 19, 1990, identified in the Plan as Traditional Communities. The boundaries of the communities are defined by the map of Traditional Communities in the Plan. Other historical communities established before July 19, 1990, and not included on the current list, may be added as deemed appropriate.

O. Working Landscapes. Those portions of rural Jefferson County which are either in active or inactive agricultural or silvicultural use including, but not limited to, the following: fields of row crops, managed forests, pastures, greenhouses, container nurseries, vineyards and orchards.

2.00.03 Development Standards Used

A. Generally. Throughout this Article, certain standards are used to regulate the patterns of development within specific land use districts. These standards, their meaning, and application are described below.

B. Density. A measure of the concentration of development applied to residential land uses and expressed in terms of dwelling units per gross acre.

C. Intensity. A measure of the concentration of development applied generally to non-residential uses and expressed as an impervious surface area and/or a ratio of allowable land uses within mixed use areas .

D. Lot Dimensions. Measures intended to control the minimum acreage of a development site, or the minimum frontage of a lot along a public right-of-way expressed, respectively, in square feet or linear feet.

E. Building Placement. A measure, such as a setback, intended to control the location of structures within a development site.

F. Floor Area Ratio. A measure of the intensity of development on a site calculated by adding together all floor areas of all floors and dividing this total by the gross site area.
