

**Policy 1.9: Community Activity Centers:** Community Activity Centers shall be located within the Urban Development Area and are intended to accommodate the shopping, business and service needs of residents of the City and surrounding area population. General characteristics of Community Activity Centers are:

<u>Maximum Non-Residential Impervious Surface Ratio:</u>	0.70
<u>Maximum Non-Residential Floor Area Ratio:</u>	0.50
<u>Percent of Building Coverage:</u>	50 percent.
<u>Usable Site Area:</u>	20 to 60 acres.
<u>Gross Floor Area:</u>	150,000 to 400,000 square feet.
<u>Min. Population Served:</u>	15,000 to 20,000 people.
<u>Market Area Radius:</u>	2 miles or more.
<u>Typical Lead Tenant:</u>	Variety, department, discount store, retail sales.
<u>Other Typical Tenants:</u>	Supermarket, theater, offices, drug store, Post Office, professional services, restaurant, and related services.
<u>Transitional Uses:</u>	Medium and high density residential, (with buffers) institutional, open space.

The maximum non-residential Floor Area Ratio shall not exceed 0.50. The maximum non-residential Impervious Surface Ratio shall not exceed 0.70.

A maximum residential density of up to and including 14 dwelling units per acre is allowed within the Community Activity Center Future Land Use classification. Residential uses shall not exceed 0.25 of usable acreage. Residential uses shall not exceed 0.55 Impervious Surface Ratio per residential lot.

**Policy 1.10 Neighborhood Activity Centers:** Neighborhood Activity Centers shall be located within the Urban Development Area and are intended to accommodate the shopping, business and service needs of residents of the City and the adjacent surrounding population. General characteristics of Neighborhood Activity Centers are:

**Location:** Intersections of arterial roads or along arterial roads; minimum traveling distance of two miles between Neighborhood Activity Centers within the Urban Development Area.

<u>Maximum Impervious Surface Ratio:</u>	0.70
<u>Maximum Floor Area Ratio:</u>	0.50
<u>Percent of Building Coverage:</u>	50 percent.
<u>Usable Site Area:</u>	5 to 20 acres.
<u>Gross Floor Area:</u>	20,000 to 150,000 square feet.
<u>Min. Population Served:</u>	5,000 to 10,000 people.
<u>Market Area Radius:</u>	1 1/4 miles or more.
<u>Typical Lead Tenants:</u>	Supermarkets, related retail sales.
<u>Other Typical Tenants:</u>	Offices, convenience stores, service stations, drug stores, gas stations, related commercial services.

Office uses shall not exceed 40 percent of the total usable area of the Neighborhood Activity

center. Commercial uses may constitute 100 percent of the Neighborhood Activity center.

The maximum Floor Area Ratio shall not exceed 0.50. The maximum Impervious Surface Ratio shall not exceed 0.70.

**Policy 1.11: Business Park Centers:** The City shall use a modified version of a Polk County land use designation known as **Business Park Centers**. The following criteria shall be utilized for the designation of Business Park Centers on the Future Land Use Map. Business Park Centers may be located within the Urban Development Area providing the necessary public facilities and services are available or scheduled to be available at the time of issue of any development order. Business Park Centers are intended to provide locations for the placement of establishments to accommodate light assembly (non-manufacturing) and wholesale employment needs of the residents of the Auburndale Planning Area and the adjacent areas. General characteristics of Business Park Centers are:

<u>Location:</u>	Intersection of arterial roads or along arterial roads and preferably with rail access.
<u>Maximum Impervious Surface Ratio:</u>	0.70
<u>Maximum Floor Area Ratio:</u>	0.75
<u>Percent of Building Coverage:</u>	75 percent.
<u>Usable Site Area:</u>	5 acres or more.
<u>Gross Floor Area:</u>	200,000 to 1,000,000 square feet.
<u>Min. Population Served:</u>	10,000 or more people.
<u>Service Area Radius:</u>	20 miles or more.
<u>Typical Lead Tenants:</u>	One or more light assembly plants, or warehouse facilities, employing at least 50 people.
<u>Other Typical Tenant:</u>	Offices, distributors, research and development.

Commercial activities to support activity within a Business Park Center shall not exceed 15 percent of the total area of the Business Park. The maximum Floor Area Ratio for support commercial activities shall not exceed 0.25. The maximum Floor Area Ratio shall not exceed 0.75. The maximum Impervious Surface Ratio shall not exceed 0.70.

Retail sale of goods manufactured on the site of a business located within a Business Park Center is allowed without affecting the fifteen percent (15%) of commercial activity permitted for the entire activity center provided the operation is incidental and subordinate to the manufacturing activity conducted on site and does not exceed eight percent (8%) of the total floor area or 15,000 square feet, whichever is the lesser.

**Policy 1.12: Tourism Commercial Centers:** Tourism Commercial Centers shall be located in the Urban Development Areas and are intended to provide for the tourist, recreational needs, and entertainment activities primarily for the short-term visitor to Auburndale and also the residents of the City of Auburndale. Tourism Commercial Centers shall be located at the intersections of arterial or major collectors, preferably with the capability to accommodate a fixed-route mass-transit line. The proximity to other recreational attractions, either existing or proposed, such as recreational water bodies, governmental recreational facilities, natural amenities, or other regional

tourist attractions, shall also be considered in the location of Tourism Commercial Centers. General characteristics of Tourism Commercial Centers are:

<u>Maximum Non-Residential Impervious Surface Ratio:</u>	0.70
<u>Maximum Non-Residential Floor Area Ratio:</u>	0.50
<u>Usable Site Area:</u>	10 acres or more
<u>Gross Floor Area:</u>	10,000 to 1,000,000 sq. ft.
<u>Typical Leading Tenants:</u>	Theme parks, hotels, motels, RV parks
<u>Other typical tenants:</u>	Restaurants, service stations, gift shops, miniature golf, and entertainment activities.

The maximum non-residential Floor Area Ratio shall not exceed 0.50. The maximum Impervious Surface Ratio shall not exceed 0.70.

The maximum residential gross density for Recreational Vehicle Parks within the TCC district may be up to and including 10 units per acre. For parks utilizing on-site septic systems, the maximum density shall be 5 units per acre.

The minimum lot area for each recreational vehicle shall be 2,500 square feet.

The maximum lot area for each recreational vehicle shall be 4,500 square feet.

Recreation area equal to a minimum of 500 square feet per unit shall be provided exclusive of perimeter buffers, easements, drainage retention areas (unless approved by the City as useable recreation areas), and preservation areas. Recreation areas shall be accessible to all residents of the park. In no case shall a recreation area be less than 10,000 square feet in area.

The minimum setbacks for recreational vehicles and accessory structures from lot lines shall be as follows:

Minimum Yard Requirements:

Front, side, and rear setback from streets: 10 feet

Interior Side: 5 feet

Interior Rear: 5 feet

**Policy 1.13: Low Density Residential:** 0 to 6 dwelling units per acre. Low Density Residential has been applied to those areas that primarily consist of existing low density single family detached dwellings established over the past years. As the City expands its boundaries, this classification will have considerable additional application. The primary type dwelling suited for this classification is the free standing or single family detached dwelling unit. Schools, parks and related public uses will be a part of this classification.

**Policy 1.14: Medium Density Residential:** 7 to 10 dwelling units per acre. Medium Density Residential areas have been utilized in areas where mixtures of dwelling types exist on smaller lots and generally have access to minor arterial and urban collector streets. The primary intent of this classification is to encourage the continuation of mixtures of housing types. These dwelling units should include one and two story apartments, townhouses, duplexes, and single family dwellings. Schools, parks and related public uses will be a part of this classification. Development activities within the intent of this classification can be achieved where such requirements as minimum land

areas are met, open space is provided, public facilities and services are available and access to principal streets is safe and convenient.

**Policy 1.15: High Density Residential:** 11 to 14 dwelling units per acre. High Density Residential future land use classification is available for use but has not been applied to any of the present land areas in the City. The intent of the classification is to encourage various dwelling unit mixes, including apartments, townhouses, low rise multiple family dwellings and certain single family type structures. Densities up to 14 dwelling per acre currently do not exist in the City. Such densities will require a high demand for public facilities and services and direct access to principal streets. Schools, parks and related public uses will be a part of this classification. It is anticipated that this classification will be used as the City expands its corporate limits. However, this will not preclude its use within the present corporate limits if adequate land parcels can be assembled for such uses.

**Policy 1.16: Institutional:** The Institutional future land use classification shall apply to land areas and uses for hospitals, major clinics and related uses including housing for medical staff, pharmacies and medical offices. Permits 35% lot coverage by the principal structure.

**Policy 1.17: Convenience Center:** Convenience Center classification is intended to accommodate the convenience shopping needs of residents living within the immediate surrounding area. General characteristics of Convenience Centers are:

<u>Maximum Impervious Surface Ratio:</u>	0.70
<u>Maximum Floor Area Ratio:</u>	0.50
<u>Percent of Building Coverage:</u>	50 Percent.
<u>Usable Site Area:</u>	1 to 3 acres.
<u>Gross Floor Area:</u>	3,000 to 20,000 square feet.
<u>Min. Population Served:</u>	1,000 or more people.
<u>Service Area Radius:</u>	1 to 1 1/4 miles or more.
<u>Typical Lead Tenants:</u>	Convenience stores.
<u>Other Typical Tenants:</u>	Laundry, dry cleaners, barbers, restaurants, gas stations.

Offices uses shall not exceed 40 percent of the total area within the convenience center. Commercial uses may constitute 100 percent of the Convenience Center Future Land Use.

The maximum Floor Area Ratio shall not exceed 0.50. The maximum Impervious Surface Ratio shall not exceed 70%.

**Policy 1.18: Commercial Corridor:** Commercial Corridor classification is characterized by linear concentrations (strip commercial) of all types of commercial, office, light fabrication and vehicular dealerships along a roadway. New development within Commercial Corridors shall be limited to infilling existing strip commercial lands. Any new infill development within an existing Commercial Corridor shall be limited to a depth which corresponds to the prevailing depth of existing development in the immediate area of the new development. No industrial uses will be permitted as infill within areas designated Commercial Corridor. The Maximum Floor Area Ratio shall not exceed 0.50. The maximum Impervious Surface Ratio shall not exceed 0.70.

<u>Maximum Impervious Surface Ratio:</u>	0.70
<u>Maximum Floor Area Ratio:</u>	0.50

Policy 1.19: **Industrial:** Industrial future land use classification is characterized by facilities for the processing, fabrication, manufacturing, recycling and distribution of goods. New land areas designated as Industrial after the adoption of this Element shall only be so designated when presented to the City and approved as a planned unit development.

<u>Maximum Impervious Surface Ratio:</u>	0.70
<u>Maximum Floor Area Ratio:</u>	0.60

The maximum Floor Area Ratio for non-commercial uses within an Industrial area shall not exceed 0.60. The maximum Impervious Surface Ratio shall not exceed 70%.

Retail sale of goods manufactured on the site of a business located within an Industrial area is allowed provided the operation is incidental and subordinate to the manufacturing activity conducted on site and does not exceed seven percent (7%) of the total floor area or 15,000 square feet, whichever is the lesser.

Other retail commercial uses within an industrial area shall be sized for the purpose of serving just the employees of, and visitors to, the industrial area, and shall be limited to a scale appropriate for that purpose. The maximum Floor Area Ratio for all other commercial uses other than industrial within an industrial area shall not exceed 0.25.

Policy 1.20: **City, Public Uses, Parks:** City, Public Uses, Parks future land use classification applies to all City, County State and Federal lands within the City. This includes parks, offices, municipal buildings and public lands. The Floor-Area-Ratio is 0.01 for public parks.

<u>Maximum Impervious Surface Ratio:</u>	0.70/0.55 Public Parks
<u>Maximum Floor Area Ratio:</u>	0.25/0.01 Public Parks

Policy 1.21: **Schools, Public, Private:** Schools, Public, Private future land use classification applies to all educational buildings and grounds within the City.

Policy 1.22: **Conservation and Wetlands:** Conservation and Wetlands future land use classification applies to all lands designated for conservation purposes and applies to those areas identified as wetlands within the corporate limits. Residential, commercial and industrial land uses are not permissible on lands designated Conservation. Recreational land uses, such as boat docks, trails, parks, and public beaches are permissible, provided that as little of the land as possible is disturbed during construction; and provided that the activity will not degrade or harm the natural resource. A residence for a park ranger or caretaker is permissible at one dwelling unit per twenty acres. The Floor-Area-Ratio is 0.001 for public conservation areas.

Policy 1.23: **Agriculture:** Agriculture future land use classification applies to all lands qualifying for and receiving green belt exemptions. This category has not been applied to any lands presently within the City.

Policy 1.24: **Commercial Enclaves:** Commercial Enclaves are concentrations of small commercial and office uses and existing zoning districts which are located outside any activity centers and/or

commercial corridors and whose future development or redevelopment will not likely further degrade the City's growth management program. These enclaves are the result of past zoning and/or annexation actions by the City, which may or may not have been previously developed, but are given official status through their designation on the Future Land Use Map. New development within a Commercial Enclave shall be limited to the development or redevelopment of property zoned commercial at the time of adoption of this Element. The expansion or establishment of new Commercial Enclaves after the adoption of this Element shall not be permitted. New development or redevelopment within a Commercial Enclave shall be limited to the intensities of uses at the same or less intensity as adjacent existing uses. New development or redevelopment adjacent to existing uses shall be compatible with each other without allowing a higher intensity of development. There are no commercial enclaves shown on the Future Land Use Map. The maximum Floor Area Ratio shall not exceed 0.50. The maximum Impervious Surface Ratio shall not exceed 0.70.

<u>Maximum Impervious Surface Ratio:</u>	0.70
<u>Maximum Floor Area Ratio:</u>	0.50

**Policy 1.25: Leisure/Recreation:** The Leisure/Recreation Future Land Use is intended primarily toward providing recreational-related services for residents and short term visitors to Auburndale. Leisure/Recreation areas are not intended for permanent residents. The Leisure/Recreation land use shall have access to arterial or collector roads and shall be used in close proximity to recreation attractions, such as recreational water bodies, governmental recreational facilities, natural amenities, or other regional tourist attractions.

<u>Maximum Non-Residential Impervious Surface Ratio:</u>	0.60
<u>Maximum Non-Residential Floor Area Ratio:</u>	0.25
<u>Typical Leading Tenants:</u>	Fish camps, commercial campgrounds, recreational-vehicle (RV) parks, golf courses.
<u>Other Typical Tenants:</u>	Accessory minor commercial uses necessary to support these facilities, such as bait shops and convenience stores.
<u>Prohibited Uses:</u>	Motels, hotels, service stations, restaurants, including fast food.

Minor retail commercial uses within a L/R area shall be sized primarily for the purpose of serving the short-term visitor to Polk County, or supporting the active-recreational or leisure uses within the L/R area. No more than seven (7%) of the net usable land within a specific L/R area shall be used for commercial uses.

The maximum non-residential Floor Area Ratio shall not exceed 0.25. The maximum non-residential Impervious Surface Ratio shall not exceed 0.60.

In addition to all applicable regulations the following standards shall apply:

1. All streets within a Recreational Vehicle Park shall be privately owned and maintained.
2. The maximum gross density for a Recreational Vehicle Park within the L/R district may be up to and including 10 units per acre. For parks utilizing on-site septic systems, the maximum density shall be 4 units per acre.
3. The minimum lot area for each recreational vehicle shall be 2,500 square feet.
4. The maximum lot area for each recreational vehicle shall be 4,500 square feet.

5. Within the L/R district only, combination mobile home/recreational vehicle park development may be allowed within a single project. In such cases, the recreational vehicle portion of the project shall comprise more than 50 percent of the total approved lots. Mobile home and recreational vehicle portions of the project shall be clearly identified on the development plan. Combination parks shall meet all of the standards for recreational vehicle parks, except that the minimum lot area for mobile homes within combination parks shall be 4,000 square feet.

6. The minimum setbacks for recreational vehicles and accessory structures from lot lines shall be as follows:

Minimum Yard Requirements:

Front, side, and rear setback from streets: 10 feet

Interior Side: 5 feet

Interior Rear: 5 feet

Housing structures may not exceed four (4) attached dwelling units. Housing densities may not exceed one dwelling unit per five acres (1 du/5 ac.) if there is no centralized community or public potable water system. Housing densities may reach three dwelling units per acre (3 du/ac.) if centralized community or public water and community or public sewer is provided.

A minimum of 25% open space is required if housing structures are proposed.