

# **CITY OF MARIANNA 2030 COMPREHENSIVE PLAN**

**Prepared for:**

The City of Marianna  
2898 Green Street  
Marianna, Florida 32446



**Prepared by:**

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# DEFINITIONS

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The following definitions shall be used for administration of this Plan.

**ABUTTING.** Having a common border with, or being separated from such a common border, by an alley or easement.

**ACCESSORY USE.** A subordinate or ancillary use of land, or structure or improvements thereon, customarily used in connection with the occupation of the principal use or structure upon the same lot, parcel or property.

**ACCESSORY STRUCTURE.** A subordinate or ancillary structure detached from the principal structure and customarily used in connection with the occupation of the principal use or structure on the same lot, parcel or property. At a minimum, accessory structures shall include storage buildings, shops, garages, carports, utility buildings, greenhouses, swimming pools, decks, patios, fences and satellite dishes.

**ADULT CONGREGATE LIVING FACILITY (ACLF).** A type of residential care facility as defined in Chapter 400, Part II, Florida Statutes.

**AFFORDABLE HOUSING.** Dwelling accommodations for which no more than thirty percent (30%) of the occupant's gross income is spent for rent or PITI payments.

**ALLEY.** A roadway dedicated to public use affording only a secondary means of access to abutting property and not intended for general traffic circulation.

**APARTMENT.** Any building or portion thereof used as a multiple resident dwelling for the purpose of providing three (3) or more separate dwelling units which may share means of egress and other essential facilities.

**AREA OR AREA OF JURISDICTION.** The total area of jurisdiction for the City of Marianna as established by its municipal charter and any subsequent annexations.

**ARTERIAL ROAD.** A roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed, as classified by the Florida Department of Transportation.

**BICYCLE AND PEDESTRIAN WAYS.** Any road, path or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.

**BLOCK.** Land usually bounded on all sides by roadways or other physical boundaries such as water or public space, and not traversed by a through roadway (not including alleys).

**BOARD OF ADJUSTMENT AND APPEALS.** The duly appointed appeals board for the City of Marianna, Florida.

**BOARDING HOUSE.** An establishment with lodging for five (5) or more persons where meals are regularly prepared and served for compensation, and where food is placed upon a table for consumption without the ordering of portions from a menu.

**BUFFER.** A specified land area, together with any planting, landscaping, fencing or any physical structure erected on the land used to visibly separate one use from another or to shield or block noise, lights, or other incompatibilities between land uses.

**BUILDING.** Any structure that encloses a space used for sheltering any occupancy. Each portion of a building separated from other portions by a firewall shall be considered as a separate building.

**BUILDING OFFICIAL.** The chief building official or building inspector for the City of Marianna.

**BUILDING PERMIT.** An official document or certificate issued by the Building Official authorizing performance of building or construction activity.

**CAPITAL IMPROVEMENT.** Physical assets constructed or purchased to provide, improve, or replace a public facility and which are large scale and high in costs. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of this definition, physical assets shall be identified as projects costing twenty-five thousand dollars (\$25,000) or more, and is identified in the Capital Improvements Element.



**CHILD CARE FACILITY.** Any establishment which provides child care for more than five (5) children unrelated to the operator and which receives a payment, fee, or grant for any of the children receiving care, whenever operated, and whether or not operated for profit.

**CHILD CARE, FAMILY DAY CARE HOME.** An occupied residence in which child care is regularly provided for no more than five (5) children, and which receives a payment, fee or grant for any of the children receiving care, whether or not operated for profit.

**CITY.** The City of Marianna, Florida, a municipal corporation.

**CITY CLERK.** The duly appointed clerk of the City.

**CITY COMMISSION.** The elected legislative body of the City.

**CITY MANAGER.** The duly appointed city manager of the City.

**CLINIC.** A structure where patients who are not lodged overnight are admitted for examination and treatment by any health care provider.

**CLUBS, NEIGHBORHOOD RECREATION OR SOCIAL.** Buildings or facilities owned and operated by a corporation or association for neighborhood social or recreational purposes but not operated primarily for profit or the rendering of services which are customarily carried on as a business and not limited to special interests.

**CLUSTERING.** The grouping together of structures and infrastructure on a portion of a development site.

**CODE ENFORCEMENT OFFICER.** Any duly authorized code enforcement official of the City.

**COLLECTOR ROAD.** A roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed, as classified by the Florida Department of Transportation.

**COMMERCIAL USES.** Activities within land areas which are predominately connected with the sale, rental and distribution of products, or performance of services.

**COMMUNITY PARK.** A park located near major roadways, and designed to serve the needs of more than one (1) neighborhood.

**COMMUNITY RESIDENTIAL HOME.** A dwelling which provides a living environment for seven (7) to fourteen (14) unrelated clients of the Department of Children and Families including disabled or handicapped persons, developmentally disabled or handicapped persons, or nondangerous mentally ill persons or children.

**COMPATIBILITY.** A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or conditions.

**COMPREHENSIVE PLAN.** The adopted Comprehensive Plan for the City.

**CONCURRENCY.** Necessary public facilities and services to maintain adopted level of service standards are available when the impacts of development occur.

**CONDOMINIUM.** That form of ownership of real property which is comprised of units that may be owned by one or more persons, and in which there is, appurtenant to each unit, an undivided share in common elements.

**CONE OF INFLUENCE.** An area around one (1) or more major water wells, the boundary of which is determined by the government agency having specific authority to make such a determination, based on groundwater travel or drawdown depth.

**CONTIGUOUS.** Next to, abutting, or having a common boundary.

**CONSERVATION USES.** Activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water,

floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats.

**COUNTY.** Jackson County, Florida.

**DENSITY, GROSS.** The total number of dwelling units divided by the total site area, less public right-of-way.

**DEVELOPER.** Any person, including a governmental agency undertaking any development.

**DEVELOPMENT.** The word “development” shall have the same meaning as set forth in Section 380.04, Florida Statutes, as may be amended or superceded.

**DEVELOPMENT ACTIVITIES, LARGE-SCALE.** Residential development involving more than five (5) acres of land and a density of more than five (5) dwelling units per acre, or involves other development, singularly or in combination with residential development, of more than three (3) acres of land.

**DEVELOPMENT ACTIVITIES, SMALL-SCALE.** Residential development involving five (5) acres of land or less and a density of five (5) dwelling units per acre or less or involves other development, singularly or in combination with residential development, of three (3) acres or less of land.

**DEVELOPMENT ORDER.** Any order issued by the City which has the effect of approving, or approving with conditions, any development; a “development order” allows a developer to proceed with obtaining a building permit.

**DIRECTOR.** The Director of Municipal Development Department for the City.

**DOCK.** A fixed or floating structure, including moorings, used for berthing buoyant vessels.

**DRAINAGE BASIN.** The area defined by topographic boundaries which contributes stormwater to a drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin.

**DRAINAGE DETENTION STRUCTURE.** A structure which collects and temporarily stores stormwater for the purpose of treatment through physical, chemical, or biological processes with subsequent gradual release of the stormwater.

**DRAINAGE FACILITIES.** A system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, and includes stormwater sewers, canals, detention structures, and retention structures.

**DRAINAGE RETENTION STRUCTURE.** A structure designed to collect and prevent the release of a given volume of stormwater by complete on-site storage.

**DRIP LINE.** The outermost perimeter of the crown of a tree as projected vertically to the ground.

**DUPLEX.** A residential building containing two (2) separate dwelling units joined by a common wall.

**DWELLING OR DWELLING UNIT.** A single housing unit providing complete, independent living facilities for one (1) housekeeping unit.

**DWELLING, DETACHED SINGLE-FAMILY.** A building containing one (1) dwelling unit not attached to any other dwelling unit.

**DWELLING, MULTI-FAMILY.** A residential building containing two (2) or more separate dwelling units, including duplexes, triplexes, and quadraplexes.

**EASEMENT.** An implied grant of way of necessity or a statutory way of necessity exclusive of common-law right as defined in Section 704.01, Florida Statutes.

**EDUCATIONAL USES.** Any land or structure used for public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities or parking.

**ELECTRIC DISTRIBUTION.** Electric distribution substations transform power from transmission voltage to the lower voltage used for local distribution to homes and businesses.

**ENVIRONMENTALLY SENSITIVE LANDS.** Areas of land or water which are determined necessary by the local government, based on locally determined criteria, to conserve or protect natural habitats and ecological systems. Nothing in this definition shall be construed to prohibit silvicultural operations which employ the Florida Department of Agriculture and Consumer Affairs Best Management Practices as revised in 1993.

**EVALUATION AND APPRAISAL REPORT.** An evaluation and appraisal report as adopted by the City Commission in accordance with the requirements of Chapter 163.3191, Florida Statutes.

**EXTREMELY-LOW INCOME FAMILY.** One (1) or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed thirty percent (30%) of the median annual adjusted gross income for households within the metropolitan statistical area, or if not within a metropolitan statistical area, within the county in which the person or family resides, or whichever is greater.

**EXTREMELY-LOW INCOME HOUSEHOLD.** One (1) or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed thirty percent (30%) of the median annual adjusted gross income for households within the state, or thirty percent (30%) of the median annual adjusted gross income for households within the metropolitan statistical area, or if not within a metropolitan statistical area, within the County in which the person or family resides, or whichever is greater.

**FAMILY.** Two (2) or more persons living together in one (1) structure, domicile, house, apartment or dwelling unit, possessing a head, who has a right, at least in a limited way, to direct and control those gathered in the household and who is legally or morally obligated to support himself and any other members and if applicable, other persons who are at least partially dependent on the head of the family for support.

**FAMILY HOMESTEAD.** The conveyance of property solely as a homestead by an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild to said individual, notwithstanding the density or intensity of such use assigned to the parcel in the plan. Such a provision shall apply only once to any individual.

**FENCE.** A man-made barrier erected to prevent escape or intrusion, mark a boundary or border, or provide a buffer between properties, land uses, or land use districts.

**FILLING (SERVICE) STATION.** Any building, structure, or land used for the dispensing, sale, or offering for sale at retail any motor fuels, oils, or accessories, and which may offer in conjunction therewith a minor motor vehicle repair service as distinguished from general motor vehicle repairs.

**FLOOD INSURANCE RATE MAP (FIRM).** The official map of the City, on which the Federal Insurance Administrator has delineated both the special areas and the risk premium zones applicable to the City.

**FLOODPLAINS OR FLOOD ZONE.** Areas subject to flooding as identified on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

**FLOODPRONE AREAS.** Areas inundated during a 100-year flood event or areas identified by the National Flood Insurance Program as an A Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

**FOSTER CARE FACILITY.** A structure which houses foster residents and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents and serving either children or adult foster residents.

**GARAGE APARTMENT.** An accessory building with storage capacity for not less than two (2) motor vehicles, the second floor of which is designed as a residence for not more than one (1) family.

**GROUP HOME.** A facility which provides a living environment for unrelated residents who operated as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of residents. Adult Congregate Living Facilities comparable in size to group homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

**HARD SURFACE.** Compacted shell, limestone, asphalt, concrete, or other similar substances.

**HAZARDOUS WASTE.** Solid waste, or a combination of solid waste, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.

**HEIGHT.** The vertical distance from the highest point on a structure, excepting any chimney or antenna on a building, to the average ground level where the walls or other structural elements intersect the ground.

**HISTORIC RESOURCES.** All areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by the City as historically, architecturally, or archaeologically significant.

**HOME OCCUPATION.** Any occupation, profession or service conducted entirely within a dwelling and carried on solely by the resident thereof, the conduct of which is clearly incidental to the use of the structure for residential purposes. A “Home Occupation” does not include retail sales on the premises.

**HOME OFFICE OF CONVENIENCE.** A quasi-office use where the occupant conducts no business other than by phone or mail, where no persons are employed by the resident, where an office is needed for the purpose of sending and receiving mail and telephone calls, maintaining records, and other similar functions, and where no parcel delivery is conducted.

**HOTEL.** Any building, or group of buildings within a single complex of buildings, which is kept, used, maintained, or advertised as, or held out to the public to be, a place where sleeping or housekeeping accommodations are supplied for pay to transient or permanent guests.

**IMPERVIOUS SURFACE.** Any surface or material which prevents absorption of water into the land.

**IMPERVIOUS SURFACE RATIO.** The ratio of the total impervious surface area to the gross area of a lot or parcel.

**INDUSTRIAL USES.** Any activity within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

**INFRASTRUCTURE.** Man-made structures which serve the common needs of the City, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways.

**INTENSITY.** The degree to which land is used, developed or occupied.

**INTERAGENCY HAZARD MITIGATION REPORT.** The recommendations of a team of federal, state, regional, or local officials which addresses measures to reduce the potential for future flood losses and which is prepared in response to a Presidential Disaster Declaration.

**JUNKYARD.** An open area where waste and used or secondhand materials are salvaged, recycled, bought, sold, exchanged, stored, baled, packed, disassembled, or handled, including, but not limited to scrap iron and other metals, cloths, paper, rags, plumbing fixtures, rubber tires and bottles, but excluding motor vehicle wrecking yards.

**KENNEL.** An establishment which houses and provides care for household pets and where grooming, breeding, boarding, training or selling of animals is conducted for profit.

**KENNEL, PRIVATE.** An accessory structure used for purposes of providing shelter, or restraining, six (6) or less household pets.

**LAND.** The earth, water, and air, above, below, or on the surface, and includes any improvements or structures customarily regarded as land.

**LANDSCAPING.** The improvement of appearance or beautification of an area by the planting of trees, grass, shrubs, or other plant materials, or by the alteration of ground contours.

**LAND USE.** The development, activity, or use that has occurred on or is proposed for the land.



**LAND USE DISTRICT.** A categorization or grouping of activities (land uses) according to common characteristics.

**LAUNDRY, SELF-SERVICE (LAUNDROMAT).** A business renting to the individual customers equipment for the washing, drying and otherwise processing laundry, and where the equipment is serviced and its use and operation supervised by the management.

**LEVEL OF SERVICE.** An indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility.

Level of service shall indicate the capacity per unit of demand for each public facility as defined in the Comprehensive Plan.

**LOCAL PLANNING AGENCY (LPA).** The Planning and Zoning Board of the City.

**LOCAL ROAD.** A roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.

**LOT.** A parcel, tract, or area of land established by plat, subdivision, deed, or other instrument of conveyance.

**LOT, CORNER.** A lot abutting two (2) or more intersecting streets.

**LOT COVERAGE.** The area of a lot or parcel covered by buildings, structures, pavement, or other impervious surface.

**LOT OF RECORD.** A lot which is a part of a subdivision, the map of which has been recorded in the official records of the County.

**LOT LINE, FRONT.** The property line which separates the lot from the roadway right-of-way providing principle access; principle access being that from which mail delivered by the US Postal Service is received.

**LOT DEPTH.** The depth of lot is the distance measured from the midpoint of the front lot line to the midpoint of the opposite rear lot line.

**LOT SPLIT.** Division of land into two (2) lots where no drainage, roadway or other improvement except installation of utilities is required.

**LOT, SUBSTANDARD.** Any lot that does not conform in area or width to established minimum requirements.

**LOT WIDTH.** The mean horizontal distance between the side lot lines, measured at right angles to the depth.

**LOW- AND MODERATE-INCOME FAMILIES.** “Lower income families” as defined under the Section 8 Assisted Housing Program, or families whose annual income does not exceed eighty percent (80%) of the median income for the area.

**LOW-INCOME HOUSEHOLD.** One (1) or more natural persons or a family, the total annual adjusted gross household income of which does not exceed eighty percent (80%) of the median annual adjusted gross income for households within the state, or eighty percent (80%) of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a metropolitan statistical area, within the County in which the person or family resides, whichever is greater.

**MAJOR THOROUGHFARE.** Any principal arterial, minor arterial or collector roadway as classified by the Florida Department of Transportation.

**MANUFACTURED BUILDING.** A factory-constructed building not constructed on a chassis, built to comply with the Standard Building Code, and inspected by the Florida Department of Community Affairs.

**MANUFACTURED HOUSING.** A structure, transportable in one (1) or more sections, which, in the traveling mode, is eight (8) body feet or more in width and forty (40) body feet or more in length; and when erected on site, is 320 or more square feet in living area; and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent

foundation when connected to the required utilities. If fabricated after June 15, 1976, each section must be built to standards prescribed by the U.S. Department of Housing and Urban Development.

**MANUFACTURED HOME.** A dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing a label certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards (24 CFR 3280) HUD Code. The term single-family dwelling shall include manufactured homes when placed on permanent foundations.

**MIXED USE.** Areas intended to provide a functional mix of residential and commercial activities or land uses.

**MOBILE HOME.** A structure fabricated prior to June 15, 1976 and transportable in one (1) or more sections, which is eight (8) body feet or more in width and over thirty-five (35) body feet or more in length, and which is built upon an integral chassis and designed to be used as a dwelling when connected to the required utilities including plumbing, heating, air conditioning and electrical systems contained therein.

**MOBILE MANUFACTURED HOME PARK.** A use of land in which lots or spaces are offered for rent or lease for the placement of manufactured homes and in which the primary use of the park is residential.

**MANUFACTURED HOME SUBDIVISION.** A subdivision occupied by manufactured homes where the individual lots are owned by owners, and where a portion of the subdivision or the amenities exclusively serving the subdivision are retained by the subdivision developer.

**MODERATE-INCOME HOUSEHOLD.** One (1) or more natural persons or a family, the total annual adjusted gross household income of which is less than one hundred twenty percent (120%) of the median annual adjusted gross income for households within the state, or one hundred twenty percent (120%) of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a metropolitan statistical area, within the County in which the person or family resides, whichever is greater.

**MOTEL, TOURIST COURT, MOTOR LODGE.** A group of attached or detached buildings containing individual sleeping units, with automobile storage or parking space provided in connection therewith, and designed for use primarily by automobile transients.

**MOTOR VEHICLE.** The word “motor vehicle” shall have the meaning set forth in Chapter 320, Florida Statutes.

**MULTIPLE-RESIDENT DWELLING.** A structure designed or used for residential occupancy by more than two (2) related or unrelated residential groups, with or without separate kitchen or dining facilities, including apartment houses, apartment hotels, rooming houses, boardinghouses, fraternities, sororities, dormitories, and similar housing types.

**NATURAL DRAINAGE FEATURES.** The naturally occurring features of an area which accommodate the flow of significant amounts of stormwater, such as streams, rivers, lakes, sloughs, floodplains and wetlands.

**NATURAL GROUNDWATER AQUIFER RECHARGE AREAS OR NATURAL GROUNDWATER RECHARGE AREAS OR GROUNDWATER RECHARGE AREAS.** Areas contributing to or providing volumes of water which make a contribution to the storage or regional flow of an aquifer.

**NEIGHBORHOOD PARK.** A park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways.

**NEWSPAPER OF GENERAL CIRCULATION.** A newspaper published at least on a weekly basis and printed in the language most commonly spoken in the area within which it circulates, but does not include a newspaper intended primarily for members of a particular professional or occupational group, a newspaper whose primary function is to carry legal notices, or a newspaper that is given away primarily to distribute advertising.

**NONCONFORMING USE.** A lawful land use existing at the time of passage of this Plan or amendments thereto, which does not conform with the regulations of the district in which it is located.

**NURSING HOME.** A facility for treatment of the ill, infirm, or elderly, as defined in Chapter 400, Part I, Florida Statutes.

**OPEN SPACE.** Land in its natural state or essentially unencumbered by either buildings, structures, or impervious surfaces, not including water or water bodies.

**OPEN SPACE RATIO.** The amount of open space area remaining on a lot or parcel as compared to the impervious surface area of the same lot or parcel.

**PARCEL OF LAND.** A quantity of land capable of being described with such definiteness that its locations and boundaries may be established, which is designated by its owner or developer as land to be used, or developed as, a unit or which has been used or developed as a unit.

**PARK.** A neighborhood, community, or regional park.

**PARKING LOT.** An area or parcel of land used for temporary, off-street parking of vehicles.

**PERSON.** An individual, corporation, governmental agency, business trust, estate, trust, partnership, association, two (2) or more persons having a joint or common interest, or any other legal entity.

**PERSONAL SERVICE.** Business providing services which are primarily non-retail and conducted entirely inside a building including: Professional and business offices, clinics, laboratories, educational services, and beauty salons.

**PLAYGROUND.** A recreation area with play apparatus.

**POINT SOURCE POLLUTION.** Any source of water pollution that constitutes a discernable, confined, and discrete conveyance, including, but not limited to, an pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concreted animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged. This term does not include returns from irrigated agriculture.

**POLLUTION.** The presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or manmade or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be

potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.

**POTABLE WATER FACILITIES.** A system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains.

**POTABLE WATER WELLFIELD.** The site of one (1) or more water wells which supply potable water for human consumption to a water system which serves at least fifteen (15) service connections used by year-round residents or regularly serves at least twenty-five (25) year-round residents.

**PREMISES.** A lot or parcel of land together with all structures, buildings, grounds or other appurtenances located thereon.

**PRINCIPLE STRUCTURE.** The main or primary structure located on a lot or parcel.

**PUBLIC ACCESS.** The ability of the public to physically reach, enter or use recreation sites including beaches and shores.

**PUBLIC/INSTITUTIONAL USES.** Structures or lands that are owned, leased, or operated by a government, quasi-public, or non-profit entity, such as civic and community centers, churches, hospitals, libraries, police stations, fire stations, and government administration buildings, education and military facilities.

**PUBLIC TRANSIT.** Passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus.

**QUADRAPLEX.** A residential building with four (4) separate dwelling units.

**RECREATIONAL USES.** Sites, facilities and land where recreation activities occur.

**RECREATIONAL VEHICLE.** Motor vehicles or trailers as set forth in Section 320.01, Florida Statutes.

**REGIONAL PARK.** A park which is designed to serve two (2) or more communities.

**RESIDENTIAL USES.** Activities within land areas used predominantly for housing.

**RESIDENTIAL CARE FACILITIES.** Residential care facilities are those facilities providing both a residence (for varying periods of time) and a care component. Among such facilities are adult congregate living facilities, group care homes, recovery homes, residential treatment facilities, emergency shelters, and nursing homes, as any of the preceding may be defined in Chapter 400, Florida Statutes.

**RESTAURANT, FAST FOOD.** An establishment whose principal business is the sale of a wide range of food and/or beverages in a ready-to-consume state for consumption (1) within the restaurant building; (2) within a motor vehicle parked on the premises; or (3) off the premises as carry-out orders, and whose principal method of operation includes the following characteristics: Food and/or beverages are usually served in disposable containers; this includes all drive in restaurants.

**RESTRICTIVE COVENANT.** A contract between two (2) or more persons which involves mutual promises or reciprocal benefits and burdens among the contracting parties (usually involves additional land restrictions beyond the city requirements).

**RIGHT-OF-WAY.** Land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use.

**ROADWAY FUNCTIONAL CLASSIFICATION.** The assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories.

**SALVAGE YARD.** A land use on which waste material, inoperative appliances, inoperative motor vehicles, or other products or machinery is collected, dismantled, salvaged or stored for the purpose of re-sale either as used parts or reusable materials.

**SANITARY SEWER FACILITIES.** Structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes truck mains, interceptors, treatment plants and disposal systems.

**SEASONAL POPULATION.** Part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farmworkers, and other short-term and long-term visitors.

**SERVICES.** The programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social and other programs necessary to support the programs, public facilities, and infrastructure set out in the comprehensive plan or required by local, state, or federal law.

**SETBACK.** The distance between the lot line or other specified point and a specified part of a structure.

**SHORELINE.** The interface of land and water as determined by the mean high tide line.

**SIGN.** Any device, structure, fixture or placard using graphics, symbols, and/or written copy designed for the purpose of advertising or identifying any establishment, product, goods, or services.

**SITE PLAN.** The development plan for one or more lots or parcels which depicts existing and proposed conditions of the lot(s) or parcel(s) including all the requirements set forth in this Plan.

**SOLID WASTE.** Sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.

**STORMWATER.** The flow of water which results from a rainfall event.



**STORMWATER FACILITIES.** Manmade structures that are part of stormwater management system designed to collect, convey, hold, divert, or discharge stormwater, and may include stormwater sewers, canals, detention facilities and retention facilities.

**STORMWATER MANAGEMENT SYSTEM.** The meaning described in Rule 17-40.210(21), F.A.C. (1992).

**STREET OR ROADWAY.** A public vehicular thoroughfare which affords primary means of access to abutting property.

**STREET LINE.** The boundary line or right-of-way line of a street.

**STRUCTURE.** Anything constructed, installed, or portable, the use of which requires a location on a lot or parcel of land, including a moveable structure while it is located on land and which can be used for housing, business, commercial, recreational, or office purposes either temporarily or permanently. "Structure" also includes fences, billboards, swimming pools, poles, pipelines, advertising signs, etc.

**STRUCTURAL ALTERATIONS.** Any change, except for repairs or replacement, in the supporting members of a building, such as load-bearing walls, columns, beams, girders, floor joists, or roof joists or any extension of them.

**SUBDIVISION.** The division of land into three (3) or more lots or parcels. If the subdivision divides one (1) lot into two (2) lots, and there are no required improvements, it may be considered a lot split.

**SUBSTANDARD DWELLING UNIT.** Any dwelling unit that: lacks complete plumbing or sanitary facilities for the exclusive use of the occupant; is in violation of one or more major housing code sections, where the violation poses a threat to the health of the occupant; or is declared unfit for human habitation, but that could be rehabilitated for less than fifty percent (50%) of the property value, pursuant to Section 420.0004, Florida Statutes.

**TOWNHOUSE.** A single-family dwelling unit constructed as part of a group of not less than two (2) dwelling units with individual entrances, all of which are contiguous, customarily owner-occupied, and share a common wall.

**TRANSPORTATION DISADVANTAGED.** Those individuals who because of a physical or mental disability, income status, or age are unable to transport themselves to or purchase transportation and are, therefore dependent upon others to obtain access to health care, employment, educations, shopping, social activities, or other life-sustaining activities.

**TREE.** Any living, self-supporting, woody perennial plant which has a trunk diameter of no less than three (3) inches and normally grows to an overall height of no less than fifteen (15) feet.

**TRIPLEX.** A residential building with three (3) separate dwelling units joined by common walls.

**URBAN SPRAWL.** Urban development or uses which are located in predominantly rural areas, or rural areas interspersed with generally low-intensity or low-density urban uses, and which are characterized by one (1) or more of the following conditions:

- (a) The premature or poorly planned conversion of rural land to other uses;
- (b) The creation of areas of urban development or uses which are not functionally related to land uses which predominate the adjacent area; or,
- (c) The creation of areas of urban development or uses which fail to maximize the use of existing public facilities or the use of areas within which public services are currently provided.

Urban sprawl is typically manifested in one (1) or more of the following land use or development patterns:

- (a) Leapfrog or scattered development;
- (b) Ribbon or strip commercial or other development; or,
- (c) Large expanses of predominately low-intensity, low-density, or single-use development.

**USED CAR LOT.** A parcel of land used only for the storage, display, and sales of used automobiles, excluding junkyards and storage of wrecked autos.

**VARIANCE.** An administrative action granted to aggrieved or adversely affected property owners as a method of alleviating hardship by allowing a reasonable use of the land, building structure, or property, which, because of unusual or unique circumstances, is restricted by the provisions of this Plan.

**VEGETATION (NATURAL).** Species of indigenous, naturally-occurring plants normally found in the absence of development or landscaping.

**VEGETATIVE COMMUNITIES.** Ecological communities such as hammocks and cypress swamps, which are classified based on the presence of certain soils, vegetation and animals.

**VERY-LOW INCOME FAMILY.** One (1) or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed fifty percent (50%) of the median annual adjusted gross income for households within the metropolitan statistical area, or if not within a metropolitan statistical area, within the county in which the person or family resides, or whichever is greater.

**VERY-LOW INCOME HOUSEHOLD.** One (1) or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed fifty percent (50%) of the median annual adjusted gross income for households within the state, or fifty percent (50%) of the median annual adjusted gross income for households within the metropolitan statistical area, or if not within a metropolitan statistical area, within the County in which the person or family resides, or whichever is greater.

**WATER-DEPENDENT USES.** Activities which can be carried out only on, in or adjacent to water areas because the use requires access to the water body for: waterborne transportation including ports or marinas; recreation; electrical generating facilities; or water supply.

**WELLHEAD PROTECTION AREA.** An area designated by the City Commission to provide land use protection for the groundwater source for a potable water wellfield, as defined in this Section, including the surface and subsurface area surrounding the wellfield. Differing levels of protection may be established within the wellhead protection area commensurate with the capacity of the well and an evaluation of the risk to human health and the environment. Wellhead protection areas shall be delineated using professionally accepted methodologies based on the best available data and taking into account any zones of contribution described in existing data.

**WETLANDS.** Those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marches, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas.

Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto. The delineation of actual wetland boundaries may be made by any professionally accepted methodology consistent with the type of wetlands being delineated but shall be consistent with any unified statewide methodology for the delineation of the extent of wetlands ratified by the Legislature.

**YARD.** An open space on the same lot with a building, unoccupied and unobstructed from the ground upward, except by trees or shrubbery or other improvements permitted herein.

**YARD, FRONT.** A yard across the full width of the lot, extending from the front line of the building or any projections thereof, to the front lot line (see Lot Line, Front).

**YARD, REAR.** A yard extending across the full width of the lot and between the rear lot and rear line of the building, or any projections thereof.

**YARD, SIDE.** An open unoccupied space on the same lot with the main building, situated between the side line of a building, or any projections thereof, and side lot line (excluding roof overhang).

**ZERO LOT LINE HOUSE.** An attached single-family housing unit with one (1) or more common walls designed for owner occupancy. Zero lot line houses include patio houses, garden homes, townhouses, row houses, duplexes, and the like.

