

7**AGENDA ITEM
Planning & Zoning**

Meeting

3/21/2024

MEETING DATE**TO:** Planning and Zoning Board Members**DATE:** February 21, 2024**FROM:** Amy Ring, Special Projects Manager**PHONE:** 904 209-0590**SUBJECT OR TITLE:** Amendments to the Land Development Code - Special Care Housing**AGENDA TYPE:** Legislative, Recommendation, Business Item, Ex Parte Communication**PRESENTER:** Amy Ring, Special Projects Manager**BACKGROUND INFORMATION:**

At the regular Board of County Commissioners meeting on September 19, 2023 staff received direction to draft an amendment to the Land Development Code regarding Assisted Living Facilities (ALFs) within Open Rural (OR) zoning. Land development regulations categorize ALFs under the broader term of Special Care Housing. Additional clarifications to Special Care Housing regulations were identified by staff and are included in the proposed amendment. The first reading of this ordinance took place at the Board of County Commissioners meeting on February 6, 2024. The Board voted unanimously to move the amendments forward to the Planning and Zoning Agency as presented. The second reading of the ordinance is anticipated to take place at the May 7, 2024 BCC meeting.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

[APPROVE] Motion to recommend approval of the proposed amendments to the Land Development Code for Special Care Housing, based on the modifications being consistent with Florida Law and the St. Johns County Comprehensive Plan.

[APPROVE WITH REVISIONS] Motion to recommend approval of the proposed amendments to the Land Development Code for Special Care housing with revisions, based on the modifications being consistent with Florida Law and the St. Johns County Comprehensive Plan.

[DENY] Motion to recommend denial of the proposed amendments to the Land Development Code for Special Care Housing, based on the modifications being inconsistent with Florida Law and the St. Johns County Comprehensive Plan.



Growth Management Department
LDC Amendments - Special Care Housing

To: Planning and Zoning Agency

From: Amy Ring, Special Project Manager

Date: February 28, 2024

Subject: **LDCA 2023-07 Land Development Code (LDC) Amendments for Special Care Housing**

Hearing Dates: BCC – February 6, 2024 (First Reading)
PZA – March 21, 2024
BCC – May 7, 2024 (tentative Second Reading)

Commissioner District: N/A

SUGGESTED MOTION/ACTION:

APPROVE: Motion to recommend approval of the proposed amendments to the Land Development Code for Special Care Housing, based on the modifications being consistent with Florida Law and the St. Johns County Comprehensive Plan.

APPROVE WITH REVISIONS: Motion to recommend approval of the proposed amendments to the Land Development Code for Special Care housing with revisions, based on the modifications being consistent with Florida Law and the St. Johns County Comprehensive Plan.

DENY: Motion to recommend denial of the proposed amendments to the Land Development Code for Special Care Housing, based on the modifications being inconsistent with Florida Law and the St. Johns County Comprehensive Plan.

BACKGROUND

On September 19, 2023, Growth Management staff received direction from the Board of County Commissioners to draft amendments to the Land Development Code (LDC) implementing a formal review process of assisted living facility (ALF) development applications on land zoned Open Rural (OR). St. Johns County land development regulations categorize ALFs under the broader term of Special Care Housing, which encompasses such housing as foster homes and group homes in addition to assisted living facilities and more. Staff review of current Special Care Housing regulations identified additional parts of the Land Development Code that can be amended to bring the code in alignment with Florida State Statutes.

AMENDMENT SUMMARY

A red-line copy of the amendments are included as **Attachment 2** of this report. Changes consist of the following:

1. The definition of Special Care Housing is amended to include categorization according to the number of residents served. This removes the density measurement currently calculated as 2.5 residents=1 unit.
 - Level I allows six (6) or fewer residents.
 - Level II allows from seven (7) to fourteen (14) residents.
 - Level III allows fifteen (15) or more residents.
2. Special Care Housing Level I (up to 6 residents) is allowed by right in all residential zoning districts and the Open Rural (OR) and Airport Development (AD) zoning districts.
3. Special Care Housing Level II (7-14 residents) is allowed by right in multi-family zoning districts and by special use in the OR and AD zoning districts.
4. Special Care Housing Level III (15 residents or more) constitutes a commercial use. Special Care Housing Level III is allowed by right in certain commercial zones that accommodate residential-type business. Special Care Housing Level III is allowed by special use in the OR and AD zoning districts.
5. Each level of Special Care Housing has specific dispersal requirements that are consistent with State Statute (F.S. 419.001). Other criteria, such as setback requirements, are specific to each level in order to maintain compatibility with surrounding development and existing neighborhood characteristics.
6. Special Care Housing allowed by special use will ensure adequate lot size through compliance to specific lot area requirements that increase per resident.

CORRESPONDENCE/PHONE CALLS

As of the writing of this staff report, Staff has received general status inquiries from a local land planner.

BOARD OF COUNTY COMMISSION

This item was presented for first reading to the Board of County Commissioners on February 6, 2024. Public comment touched on such topics as affordable housing and residential density. The Board voted 5-0 to move this item forward to the Planning and Zoning Agency as presented.

ATTACHMENTS

1. Ordinance
Exhibit A LDC Article II, III, VI, XII (clean)
2. Redline

Attachment 1
Ordinance & Exhibit A

**BEGIN DOCUMENTS
TO BE RECORDED**

ORDINANCE NO. 2024-_____

AN ORDINANCE OF ST. JOHNS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RELATING TO SPECIAL CARE HOUSING; AMENDING THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE, ORDINANCE 1999-51, AS AMENDED; AMENDING ARTICLE II, PART 2.02.00 USES ALLOWED WITHIN ZONING DISTRICTS, SECTION 2.02.01 USE CLASSIFICATIONS AND DEFINITIONS TO SPECIFY THE LEVEL OF SPECIAL CARE HOUSING ALLOWED BY SPECIFIC USE CLASSIFICATIONS; AMENDING ARTICLE II, PART 2.03.00 ALLOWABLE AND SPECIAL USES, SECTION 2.03.23 SPECIAL CARE HOUSING FACILITIES TO SPECIFY DEVELOPMENT CRITERIA AND TO ENSURE REVIEW OF SITE COMPATIBILITY; AMENDING ARTICLE II, TABLE 2.03.01 TABLE OF ALLOWABLE AND SPECIAL USES; AMENDING ARTICLE III, PART 3.12.00 HASTINGS OVERLAY DISTRICT, TABLE 3.12.04 PERMITTED USES BY ZONING DISTRICT; AMENDING ARTICLE VI, PART 6.08.00 SUPPLEMENTAL DESIGN STANDARDS FOR SPECIFIED USES, TO ADD SECTION 6.08.44 SPECIAL CARE HOUSING; AMENDING ARTICLE XII DEFINITIONS OF BOARDING OR ROOMING HOUSE, SPECIAL CARE HOUSING, AND LIFE CARE CENTERS; PROVIDING FOR INCLUSION AND MODIFICATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CORRECTION OF SCRIVENERS ERRORS; PROVIDING FOR APPLICABILITY; PROVIDING FOR VESTING OF EXISTING FACILITIES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, local land development regulations require evaluation and revision to address public health, safety and welfare issues that may occur during the implementation of land development regulations; and

WHEREAS, St. Johns County desires to amend certain provisions of the Land Development Code (the "Code"), enacted pursuant to Part II of Chapter 163, Florida Statutes, to provide for additional clarity and ease of use; and

WHEREAS, the Board of County Commissioners directed staff to revise current regulations pertaining to the location of and requirements for Special Care Housing facilities, which includes assisted living facilities; and

WHEREAS, the proposed amendments provide that Special Care Housing facilities are categorized by Levels I, II, or III based on the number of residents served; and

WHEREAS, the addition of Special Care Housing location and development criteria specific to Levels I, II, and III brings St. Johns County land regulations in alignment with Section 419.001, Florida Statutes and will help ensure compatibility with surrounding uses; and

WHEREAS, these changes necessitate amending related tables and definitions to reflect these changes; and

WHEREAS, pursuant to Section 125.66, Florida Statutes, a business impact estimate is not required for ordinances enacted pursuant to Part II of Chapter 163, relating to growth policy, county planning and land development regulations; and

WHEREAS, the Board finds this amendment necessary to serve the public health, safety and welfare of the citizens of St. Johns County.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, as follows:

SECTION 1. LEGISLATIVE FINDINGS OF FACT. The above recitals are true and correct and are hereby adopted as legislative findings and incorporated herein by reference and made a part hereof.

SECTION 2. SPECIAL CARE HOUSING REGULATIONS. Articles II, III, VI, and XII of the St. Johns County Land Development Code, Ordinance No. 1999-51, as previously amended, are hereby amended as follows in the attached **EXHIBIT A**, incorporated herein and made a part of this Ordinance.

SECTION 3. The remaining portions of the St. Johns County Land Development Code, Ordinance No. 99-51, as amended, which are not in conflict with the provisions of this ordinance, shall remain in full force and effect.

SECTION 4. APPLICABILITY. For the purposes of jurisdictional applicability, this Ordinance shall apply in the unincorporated areas of St. Johns County, Florida. This Ordinance shall apply to all applications for development, including building permit applications and subdivision proposals, submitted on or after the effective date of this Ordinance.

SECTION 5. INCLUSION AND CODIFICATION INTO THE LAND DEVELOPMENT CODE. It is the intent of the St. Johns County Board of County Commissioners that the provisions of this ordinance shall become and be made a part of the St. Johns County Land Development Code, Ordinance No. 1999-51, as previously amended, and that the parts, sections, and attachments of this ordinance may be renumbered, reorganized, relettered, and appropriately incorporated into the Land Development Code in order to accomplish such intentions. It is the intent of the St. Johns County Board of County Commissioners that scrivener and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

SECTION 6. ORDINANCE TO BE LIBERALLY CONSTRUED. This Ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed not to adversely affect public health, safety and welfare.

SECTION 7. VESTING OF EXISTING FACILITIES. All legally established Special Care Housing facilities in existence as of May 7, 2024, are declared to be vested with full rights to maintain or reconstruct such facilities to accommodate the number of previously-approved residents. Any expansion of existing facilities to serve additional residents must comply with requirements in effect as of the date the development application for the expansion is submitted.

SECTION 8. SEVERABILITY. It is the intent of the Board of County Commissioners of St. Johns County, and is hereby provided, that if any section, subsection, sentence, clause, phrase, or provision of this Ordinance is, for any reason, declared by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the constitutionality or validity of the ordinance as a whole, or any part thereof, other than the part so declared.

SECTION 9. EFFECTIVE DATE. This Ordinance shall take effect upon a certified copy of this Ordinance being filed with the Florida Department of State.

PASSED AND ENACTED by the Board of County Commissioners of St. Johns County, Florida, this _____ day of _____, 2024.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: _____
Sarah Arnold, Chair

ATTEST: Brandon J. Patty, Clerk of the Circuit Court and Comptroller

By: _____
Deputy Clerk

Effective Date: _____

Exhibit A

PART 2.02.00 USES ALLOWED WITHIN ZONING DISTRICTS

Sec. 2.02.01 Use Classifications and Definitions

The following Sections describe the categories of Uses which apply within St. Johns County. Each category contains a description of the fundamental characteristics of the category and a list of representative Uses. It is not possible to list each and every individual Use which may be allowable within a category. The intent is to describe the category and provide a sufficient number of illustrative or representative Uses to allow other Uses to be assigned to a category as they are proposed in a zoning district.

A. Residential Uses

Residential Uses are those which provide dwellings or Structures intended for occupancy for housekeeping, and includes units which are Single Family detached, accessory apartments, multi-family in a variety of housing styles, including but not limited to duplex, triplex, quadplex, garden apartments, villas and townhouses, mid-rise and high-rise apartment Buildings, and garage apartments. Also included are Manufactured/Modular Homes, Manufactured/Mobile Homes, condominium ownership, cooperatives, and other ownership arrangements. Residential Uses also include Special Care Housing Levels I and II; cemeteries and mausoleums; schools with conventional academic curriculum and Community Marinas. Residential Uses also include model homes, with or without sales office and construction trailers. Certain Uses are also allowable in the residential Use category by Special Use, and are specified in Part 2.03.00. Residential units, while allowable, shall not exceed the density limitations shown in the Comprehensive Plan. In addition, not all housing types are allowable in every zoning district. Refer to Section 2.02.03 which describes which housing types are allowable in each residential zoning district.

B. Agricultural Uses

1. Agricultural Uses are those related to the production, keeping, or maintenance, whether for sale or personal use, of plants and Animals for food, forage, fiber, or ornamental purposes. Agricultural Uses are characterized as predominantly outdoor activities, with Structures that may cover portions of the land, such as specific production activities, like poultry houses, greenhouses, and kennels. The Uses within this category may include both domestic and exotic species, except as specifically prohibited by other regulations. Agricultural Uses may also include passive outdoor recreational activities, Bed and Breakfast establishments, Retreats and similar passive rural Uses. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.
2. Typical Uses in this category are silviculture; horticulture; aquaculture; crop production; pasture lands; livestock; horses, ponies and other Animals; bee keeping; orchards; plant nurseries; General Stores and feed stores; cemeteries and mausoleums; ; Veterinary Offices and Animal Hospitals with outdoor boarding; Kennels and other Animal boarding facilities; dog and domestic animal parks; Rural Home Industry; Rural Industry; Agricultural Manufacturing; and Structures and facilities necessary to agricultural production activities, including barns, sties, pens, corrals, stables, greenhouses, milking parlors and dairies, feedlots, silos, and other substantially similar facilities and Structures whether for the primary Use or accessory to agricultural activity. Also included is treated Wastewater land

application disposal. Agricultural Uses may also include, farm worker housing, and residences for the farm owner, operator, or caretaker, where those Uses are directly associated with the principal Agricultural Use of the land. Bed and Breakfast establishments limited to a maximum of ten (10) rental units, Primitive Campgrounds, Retreats limited to a maximum of ten (10) rental units and not exceeding an overnight occupancy of twenty (20) persons, Private Clubs, dude ranch, riding academy, hunting camps, game preserves, wildlife preserves, outdoor events, outdoor arenas and outdoor firing ranges, and aircraft landing fields shall be permitted.

C. Cultural/Institutional Uses

1. Cultural/Institutional Uses provide a personal service in the form of education, culture, fine arts displays and exhibits, and similar activities. Uses in this category are predominantly day-time activities. However, due to the nature of the Cultural/Institutional Use, traffic, parking, use of land coverage may be increased for special events. Users and employees may vary due to the nature of Cultural/Institutional Uses. Institutional Uses may be public or private. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.
2. Typical Cultural/Institutional Uses in this category are libraries, galleries, and museums; schools with conventional academic curriculum; child care, adult day care, or child nurseries; Community Centers; churches and synagogues; Private Clubs; parks and recreation facilities with or without lighted fields and courts. Specifically not included in this category are theaters and auditoriums or other similar places of assembly; colleges and universities are listed under Regional Culture and Entertainment Facilities.

D. Neighborhood Business and Commercial Uses

1. Land Use activities in this category are those which serve the surrounding neighborhood or a small group of neighborhoods. Uses typically require direct access to collectors, and operate primarily in daytime or early evening hours. Development may generally include one-story and low-rise Buildings outside of activity centers. This category does not include large-scale discount supercenters or big box retailers. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.
2. Typical Uses in this category include commercial indoor recreation, archery facilities, entertainment, retail, hospitality, and general business, such as retail goods stores; financial institutions with or without drive-through facilities; funeral homes and mortuaries; neighborhood Convenience Stores without gas pumps; grocery stores; specialty food stores; pharmacies without drive through facilities; billiards and pool parlors, spas, gyms, and health clubs; commercial, vocational, business or trade schools; churches; Bed and Breakfast establishments limited to a maximum of (10) rental units; personal property mini-warehouses; Recreational vehicle/boat storage; service businesses such as blueprint, printing, catering, travel agencies, mail and package services and laundries; Veterinary Offices and Animal Hospitals without outdoor boarding facilities and enclosed within a sound-proof building; animal care facilities; personal services such as beauty shops, barbers, or photography studios; Special Care Housing Level III; Adult Care

Centers, Child Care Centers, Nursing Homes; psychics in accordance with St. Johns County Ordinance 98-18, as may be amended; Restaurants without drive-through facilities; Take-Out Restaurants; Brewpubs and Microbreweries; Community Marinas; medical and Professional Offices, and governmental branch offices, schools for the performing or fine arts and for martial arts.

E. General Business and Commercial Uses

1. Land Use activities in this category are those which serve the surrounding neighborhood, a small group of neighborhoods, or are community serving. Uses typically require direct access to Collectors and Arterials, may operate primarily in daytime or early evening hours. Development may generally include a predominance of one-story and low-rise Buildings outside of activity centers. Uses tend to be in individual Structures or in community scale shopping centers. This category does not include large-scale discount supercenters or big box retailers. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.
2. Typical Uses in this category include commercial recreation, archery facilities, entertainment, retail, hospitality, and general business, such as retail goods stores; financial institutions with or without drive-through facilities; pharmacies with or without drive-through facilities; free-standing ATM's; funeral homes and mortuaries; crematoriums; indoor farm and garden supply centers; outdoor plant sales; outdoor storage; neighborhood Convenience Stores with or without gas pumps; gas stations without auto service or repair; car wash facilities; automobile oil change facilities; tire service centers; small car rental offices with associated rental fleet; grocery stores, specialty food stores, and supermarkets; bowling alleys, billiards and pool parlors, spas, gyms, and health clubs; community hospitals; commercial, vocational, business or trade schools; Bed and Breakfast establishments and guest lodges limited to a maximum of ten (10) rental units; personal property mini-warehouses; Recreational vehicle/boat storage; service businesses such as blueprint, printing, catering, travel agencies, mail and package services, small appliance repair shops, upholstery, and laundries; personal services such as beauty shops, barbers, employment services, bail bond agencies, photography studios, psychics in accordance with St. Johns County Ordinance 98-18, as may be amended; Special Care Housing Level III; Adult Care Centers, Child Care Centers, Nursing Homes; psychiatric care and treatment facilities with or without housing, alcohol rehabilitation centers with or without housing, Restaurants with or without drive-through facilities; Brewpubs and Microbreweries; Community Marinas, Marinas; general offices, medical offices, Veterinary Offices and Animal Hospitals without outdoor boarding facilities and enclosed within a sound-proof building with no more than ten (10) outside runs which shall not exceed a total area of six hundred forty (640) square feet, animal care facilities, Professional Offices, and government offices; golf driving ranges; schools for the performing or fine arts and for martial arts; movie theaters with three (3) or less screens.

F. Town Center Mixed Use

1. Land Use Activities in this category are those which serve the surrounding neighborhood community, or small group of neighborhoods with community services, beach & recreational resort services and government services & facilities.

Uses are limited to and promote the Vilano Beach Town Center Mixed Use District with a combination of mixed commercial, business, office and multi-family residential, civic, and government activities. Development may generally include two to three story buildings within the Town Center. This category does not include large-scale super centers or big box retailers, drive-throughs, or outdoor storage, but does include and encourage outdoor activities associated with the permitted and accessory uses. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.

2. Typical Uses in this category include retail, general business, office, hospitality, hotel, motel, bed and breakfast, Special Care Housing Levels II and III; personal services, grocery store, pharmacy, banks, medical and professional offices, Veterinary Offices and Animal Hospitals without outdoor boarding, animal care facilities, personal services such as beauty shops, barbers, and day spas, daily neighborhood business services, mail and package services, restaurants, bars, and pubs, night clubs, deli, catering, billiards and pool parlors, specialty food, liquor and wine stores, video, print and copy shop, urgent care facilities (not hospitals), health clubs, gyms, psychics, multi-family residential, government branch services & facilities, e.g including but not limited to, e.g. post office, branch libraries, sheriff substation, Town Center Main Street office, and cultural centers, vendors subject to permitting, school for performing or cultural arts, indoor recreation including movie theater or live theatre, alcoholic beverages sales subject to Section 2.03.01 and 2.03.02 and the source of outdoor amplified music is allowed within 50 feet of existing residentially zoned properties.
3. List of uses that are encouraged, but not limited to, are outdoor sit down cafes, art galleries, pottery shops, apparel, vintage clothing, gift shops, home décor and garden stores, bookstore, kite shop, surf shop, bike shop, specialty electronics, drycleaners (mail and package only), travel agencies, real estate offices, financial advisor office, and live-work units.

G. Highway Commercial Uses

1. Business Uses generally require accesses to an Arterial or Major Collector or have close proximity to Major Intersections. Highway Commercial Uses are those which serve the traveling public and are oriented to vehicular travel; however, they are distinguished from High Intensity Uses by scale and intensity. These Uses are typically not of an overall size or Building mass, as an activity center. Development generally includes one-story and low-rise Buildings and Uses tend to be in individual Structures. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.

Typical Uses in this category include, but are not limited to the following: Service Stations with or without retail food sales; automobile oil change facilities limited to three (3) enclosed service bays; automobile service and repair facilities performing similar activities as Service Stations and limited to three (3) enclosed service bays

PART 2.03.00 ALLOWABLE AND SPECIAL USES

The Special Uses contained in this Part shall be considered and approved, approved with conditions, or denied in accordance with the requirements of this Code Part 9.01.00 for the issuance of Development Permits. The following Special Uses if allowed in a zoning district according to Section 2.02.02 and identified in Section 2.03.01 or allowed in this Part by reference to a zoning district may only be permitted upon demonstration of compliance with all of the requirements of this Part. The Special Uses, listed in Section 2.03.01, may be allowed within PUDs and PRDs, subject to the Uses being provided within the PUD or PRD Master Development Plan and approved with the PUD or PRD, and subject to the limitations of the Comprehensive Plan.

It is not possible to list each specific Use allowed by right or through Special Use review. The intent is to provide a sufficient number of illustrative or representative Special Uses and to allow other Special Uses to be assigned to a category as they are proposed in a zoning district. If a Use is proposed that is not specifically listed or described as allowable by right or by Special Use, and is not specifically prohibited, such use may be reviewed and approved by Special Use Permit to ensure that any adverse impacts can be and are mitigated. Some uses may be allowed by right if very similar to a use listed by right in the corresponding zoning district. However, if such Use is not closely matched to an existing Use, then it must meet at a minimum Section 2.03.01.A in addition to the criteria of the most similar Special Use. This determination will be rendered by the County Administrator and/or designee.

Sec. 2.03.01 Allowable Special Uses By Zoning Districts

The table below indicates the categories of Uses which are allowed in each zoning district within St. Johns County. The categories of Uses are arranged with the zoning district across the top. An "S" indicates the Special Use is allowable subject to the standards of this Part. An "A" indicates the Use is allowable by right. The purpose of Table 2.03.01 is to provide whether a use is allowed by right, or by special use, or prohibited within a zoning district. Specific uses are listed under the general Use Category for convenience (Please see Table 2.02.00).

The Special Uses listed in Section 2.03.01, may be allowed within PUDs and PRDs, subject to the Uses being provided within the PUD or PRD Master Development Plan and approved with the PUD or PRD ordinance, and subject to the limitations of the Comprehensive Plan.

Sec. 2.03.23 Special Care Housing Facilities

Level II and Level III Special Care Housing facilities, may be permitted as a Special Use within districts as defined in Section 2.03.01, subject to the following conditions and limitations:

- A. Except as described below, all Special Care Housing Facilities are subject to the provisions of Sec. 6.08.44.
- B. The location and extent of the Facility shall not adversely affect the character of the existing neighborhood. The external appearance of the facility structure and building site(s) shall maintain the general character of the area.
- C. An accessory Nursing Home may be allowed provided it is located within the same Building as the Special Care Housing Facility. The Facility must be located on a Lot large enough to meet the density requirements of the Comprehensive Plan for the number of Dwelling Units proposed.
- D. When allowed by Special Use, Special Care Housing Level II facilities shall conform to criteria found in Table 6.01 Schedule of Area, Height, Bulk and Placement Standards according to the underlying district except as follows:
 - 1. Front, rear and side setbacks for the Structure containing the living units shall be fifty (50) feet.
 - 2. Minimum lot area shall be 6,000 sq. ft. plus 1,500 sq. ft. per resident.
 - 3. In the case of a Special Care Housing Facility proposed in the Airport Development zoning district, notification of such proposal will be made to the Airport Authority.
- E. When allowed by Special Use, Special Care Housing Level III facilities shall be subject to Commercial review and incorporate the following development criteria:
 - 1. Front, rear and side setbacks for the Structure containing the living units shall be fifty (50) feet.
 - 2. Minimum lot area shall be 6,000 sq. ft. plus 2,000 sq. ft. per resident.
- F. Each Special Care Housing facility shall not exceed a floor area ratio of one-quarter (.25) unless located within a Comprehensive Plan land Use designation which allows for a greater floor area ratio. In such instance, the higher floor area ratio allowed by the Comprehensive Plan shall be applicable.

TABLE 2.03.01

[illegible]

[illegible]

Supplemental Regulations	Uses Allowed Within Zoning Districts	OR	Open Rural	RSE	RS-1	RS-2	RS-3	RG-1	RG-2	RMH	RMH(S)	WH	Office & Professional	Commercial Neighborhood	Commercial General	Town Center Mixed Use	Commercial Highway Tourist	Commercial Intensive	Commercial Rural	Commercial High Intensity	Commercial Warehouse	Industrial Warehouse/ing	Heavy Industrial	Public Service	Airport Development
	Child and Adult Daycare												A	A	A	S	A	A	A			S	S		A
	Nursing Homes													A	A	A	A	A	A						A
Sec. 2.03.23	Special Care Housing Level III	S												A	A	A			A						S
Sec. 2.03.45	Restaurants (with/without drive through)												S	A*	A	A*	A	A	A	A	A				
Sec. 2.03.57	Brewpub													S	S	S	S	S		S	S				
Sec. 2.03.22	Psychics, Astorlogists, Palmists (Ord. 98-18)												S	S	A	S	A	A	A	A	A	A			A
Sec. 2.03.19	Community Marinas													S	A				S						
	Medical/professional offices												A	A	A	A	A	A	A	A	A				A
	Government offices												A	A	A	A	A	A	A	A	A	A	A	A	A
	Schools for fine arts or martial arts												A	A	A	A	A	A	A						A
	General Business / Commercial Use																								
Sec. 2.03.43	Commercial Recreation														A		A	A	A	S	S	S			
	Archery														A	A	A	A	A						A
	Entertainment														A	A	A	A	A						A
	Hospitality														A	A	A	A	A						A
	Retail good stores														A	A	A	A	A						A
Sec. 2.03.46	Financial Institutions (w/wo drive through)														A	A*	A	A	A	S	S				
	Pharmacies (w/wo drive through)														A	A*	A	A	A*						A
	Free Standing ATMS														A	A		A							A
Sec. 2.03.14	Crematoriums, Funeral Homes, Mortuaries,														S	A		S	S	S	S				S
	Indoor Farm and Garden Supply Centers														A	A		A	A						A
	Outdoor Plant Sales														A	A	A	A							A
	Outdoor Storage														S		A	A	S	A	A	A	A		A
Sec. 2.03.44	Neighborhood Convenience Stores w/wo pumps														A		A	A		S	S				
	Gas station w/out auto service repair														A	A	A	A		A	A				A
Sec. 2.03.50	Car Wash Facilities														S		A	A	S	A	A				
Sec. 2.03.51	Auto Oil Change Facilities														S		A	A	S	A	A				
Sec. 2.03.52	Tire Service Centers														S		A	A	S	A	A				
	Small car rental offices with fleet														A	A		A							A
	Grocery Stores, Specialty Food Stores												A	A	A	A	A	A	A						A
	Supermarkets														A	A		A							A
	Bowling alleys														A	A		A							A
	Spas, Gyms, Health Clubs													A	A	A	A	A	A						A
	Community hospitals														A	A		A							A
	Vocational/Trade School												A	A	A	A	A	A	A	A	A	A			A
Sec. 2.03.24	Bed and Breakfast	Sx											S	Sx	Ax	A	A	A	A						A
Sec. 2.03.16	Personal Property/Mini Warehouse												S	S	S		S	A	S	A	A	A			A
Sec. 2.03.42	RV/Boat Storage													S	S		A	A		A	A	A	A		
	Personal Services (catering, printing, mail & package, travel agencies, upholstery, laundries)												A	A	A	A	A	A	A						A
	Small appliance repair shops												A	A	A	A		A			A	A			A
	Upholstery service													A	A	A	A	A	A						A
	Personal Services													A	A	A	A	A	A						A
	Employment services												A	A	A	A		A		A	A				A
	Bail bonds												A	A	A	A		A							A
	Photography Studios												A	A	A	A	A	A	A						A
Sec. 2.03.22	Psychics (Ord. 98-18)												S	S	A	S	A	A	A	A	A	A			A
	Adult and Child Care Centers	A	S	S	S	S	S	S	S	S	S	S	A	A	A	A	A	A	A	A	A	S	S		A
	Nursing Homes													A	A	A	A	A	A						A

Supplemental Regulations	Uses Allowed Within Zoning Districts	OR	RSE	RS-1	RS-2	RS-3	RG-1	RG-2	RMH	RMH(S)	WH	Office & Professional	Commercial Neighborhood	Commercial General	Town Center Mixed Use	Commercial Highway Touris	Commercial Intensive	Commercial Rural	Commercial High Intensity	Commercial Warehouse	Industrial Warehouseing	Heavy Industrial	Public Service	Airport Development
Sec. 2.03.23	Special Care Housing Level III	S											A	A	A			A						S
	Psychiatric Care and Treatment Facilities with or without Housing													A	A		A							A
Sec. 2.03.45	Restaurants (with/without drive through)											S	A*	A	A*	A	A	A	A	A				
Sec. 2.03.57	Brewpub												S	S	S	S	S		S	S				
Sec. 2.03.58	Microbrewery													S	S	S	S		S	S	S	S		
Sec. 2.03.19	Community Marinas		S	S	S	S	S	S	S	S	S		S	A				S						
	General and Professional Offices, Medical Offices											A	A	A	A	A	A	A	A	A				A
Sec. 2.03.41	Veterinary Offices and Animal Hospitals (w/o outdoor boarding, sound proof, no more than 10 outside runs not to exceed 640 sqft)													A	S		A							S
	Government offices											A	A	A	A	A	A	A	A	A	A	A	A	A
	Golf driving ranges													A	A		A							A
	Movie theaters with three or fewer screens													A	A		A							A
	Schools for fine arts or martial arts											A	A	A	A	A	A	A						A
	Town Center Mixed Use																							
	Retail												A	A	A	A	A	A						A
	General Business													A	A		A							
	Office											A	A	A	A	A	A	A	A	A				A
	Hospitality, Beach and Recreation, Resort Svcs														A									
Sec. 2.03.24	Bed and Breakfast	S										S	S	A	A	A	A	A						A
	Hotel/Motel														A	A	A		A	A				
	Grocery Stores												A	A	A	A	A	A						
	Pharmacies (w/wo drive through)												A*	A	A*	A	A	A*						A
	Bank (w/wo drive through)												A	A	A*	A	A	A	S	S				
	Medical/professional offices											A	A	A	A	A	A	A	A	A				A
Sec. 2.03.41	Veterinary Offices and Animal Hospitals w/o outdoor boarding														S									
	Personal Services: Beauty Shops, Barbers, Day Spas											A	A	A	A	A	A	A						A
	Daily Neighborhood Business Services														A									
	Mail and Package Services											A	A	A	A	A	A	A						A
Sec. 2.03.45	Restaurants											S	A*	A	A*	A	A	A	A	A				
Sec. 2.03.57	Brewpub												S	S	S	S	S		S	S				A
Sec. 2.03.58	Microbrewery													S	S	S	S		S	S	S	S		A
Sec. 2.03.47	Bars, Pubs, Night Clubs														S		S		S	S				
	Deli												A	A	A	A	A	A						A
	Personal Services (catering, printing, copying, mail & package, travel agencies,laundries, beauty shops, barbers, photo studios, video)											A	A	A	A	A	A	A						A
	Billiards and Pool Parlors												A	A	A	A	A	A						A
	Specialty Food Stores												A	A	A	A	A	A						A
	Liquor and Wine Stores												A	A	A	A	A	A						A
	Urgent Care Facilities (not hospitals)											A	A	A	A		A							A
	Special Care Housing Levels II & III														A									
	Health Clubs, Gyms												A	A	A	A	A	A						
Sec. 2.03.22	Psychics											S	S	A	A	S	A	A	A	A	A			A
	Multi-family Residential			Aa	Aa	Aa	A	A				Aa	Aa	Aa	A	Aa	Aa							A

Supplemental Regulations	Uses Allowed Within Zoning Districts	OR	Open Rural	RSE	RS-1	RS-2	RS-3	RG-1	RG-2	RMH	RMH(S)	WH	Office & Professional	Commercial Neighborhood	Commercial General	Town Center Mixed Use	Commercial Highway Touris	Commercial Intensive	Commercial Rural	Commercial High Intensity	Commercial Warehouse	Industrial Warehousing	Heavy Industrial	Public Service	Airport Development
													OP	CN	CG	TCMU	CHT	CI	CR	CHI	CW	IW	HI	PS	AD
	Government Offices (PO, Library, Sheriff SubStation)												A	A	A	A	A	A	A	A	A	A	A	A	
	Town Center Mainstreet Office															A									
	Cultural Centers															A									
	Vendors Subject to Permitting															A									
	Schools for Performing or Cultural Arts															A									
	Indoor Recreation including movie/live															A									
	Alcoholic Beverage Sales subject to 2.03.01, 2.03.02	S											S	S	S	A	S	S	S	S	S			S	
	Outdoor Sit Down Cafes															A									
	Art Galleries															A									
	Pottery Shops															A									
	Apparel, Vintage Clothing															A									
	Gift Shops, Home Décor															A									
	Garden Stores, Book Stores															A									
	Kite Shops, Surf Shops, Bike Shops															A									
	Dry Cleaner (Mail and Package only)															A									
	Travel, Real Estate, Financial Advisor															A									
	Live/Work Units																								
	Highway Commercial Uses																								
	Service stations w/wo retail food sales																A	A		A	A			A	
Sec. 2.03.51	Auto Oil Change Facilities (3 enclosed bays)														S		A	A	S	A	A				
	Auto service (3 enclosed bays no outdoor storage)														A		A	A						A	
Sec. 2.03.50	Car Wash Facilities														S		A	A	S	A	A				
Sec. 2.03.45	Restaurants, w/wo drive through facilities												S	A*	A	A*	A	A	A	A	A				
	Agricultural Stands Temp/Perm																A	A	A	A	A			A	
	Outdoor Plant Sales															A	A		A	A				A	
Sec. 2.03.27	RV Campgrounds																A	S	A	S	S	S		A	
Sec. 2.03.19	Marinas														S	S	A	A		A	A	A		S	
	Hotels and Motels															A	A	A		A	A				
	Adult Arcade Amusement Centers																S	A		A	S				
Sec. 2.03.48	Electronic Game Promotions																S	S		S	S				
Sec. 2.03.33	Retreats	S															A	A	A					A	
Sec. 2.03.34	Fish Camps	S															A		A						
Sec. 2.03.44	Convenience Stores w/wo gas sales														A		A	A		S	S				
	Tourist Retail Sales																A	A						A	
Sec. 2.03.36	Truck Stops																S	S		S	S				
	High Intensity Commercial Uses																								
	automobile sales - I																	A		A	A			A	
	automobile rental - I																	A		A	A			A	
	automobile service/repair - I, Repair of farm and garden equipment																	A		A	A			A	
	automobile storage -I																	A		A	A			A	
	Body shops																	A		A	A			A	
Sec. 2.03.50	Car Wash Facilities														S		A	A	S	A	A				
	Service stations																	A		A	A			A	
Sec. 2.03.44	Convenience Stores with gas pumps															A	A	A		S	S				

Supplemental Regulations	Uses Allowed Within Zoning Districts	OR	RSE	RS-1	RS-2	RS-3	RG-1	RG-2	RMH	RMH(S)	WH	OP	CN	CG	TCMU	CHT	CI	CR	CHI	CW	IW	HI	PS	AD
	Large scale discount centers																A		A	A				A
	Supercenters																A		A	A				A
	Large Scale Building Supply Centers																A		A	A				A
	Big Box retailers																A		A	A				A
	Outdoor plant and garden supply sales																A		A	A				A
	Professional Office, general office, govn office											A	A	A	A	A	A	A	A	A				A
Sec. 2.03.22	Psychics (Ord. 98-18)											S	S	A	S	A	A	A	A	A	A			A
Sec. 2.03.46	Financial institutions w/wo drive through												A	A	A*	A	A	A	S	S				
Sec. 2.03.45	Restaurants w/wo drive through											S	A*	A	A*	A	A	A	A	A				
Sec. 2.03.43	Commercial recreation												A	A		A	A	A	S	S	S			
	Vocational, technical trade school											A	A	A	A	A	A	A	A	A	A			A
	Licensed parimutual permit holder															S	A		S	A				
	newspaper printing operations and distribution centers																A		A	A				A
Sec. 2.03.47	Free Standing Taverns, Bars, Lounges, Clubs														S		S		S	S				
Sec. 2.03.48	Electronic Game Promotions															S	S		S	S				
	Adult Uses																S		S	S	S			
Sec. 2.03.48	Indoor Activities, Adult Arcades															S	A		A	S				
	Agricultural Stands (temporary or perm)															A	A	A	A	A				A
	Outdoor arenas	A															A		A	A				A
	Rodeo Grounds																A		A	A				A
	Livestock auction facilities																A		A	A				A
	Race tracks (auto, dog, kart, horse, moto)																A		A	A				A
	Indoor shooting firing ranges																A		A	A				A
Sec. 2.03.27	RV Campgrounds															A	S	A	S	S	S			S
Sec. 2.03.19	Ports																A		A	A	A	A		
Sec. 2.03.19	Marinas													S	S	A	A		A	A	A			S
Sec. 2.03.41	Veterinary Office/Animal Hospital (outdoor boarding)																A		A	A				S
Sec. 2.03.32	Kennels and other animal boarding facility	S															A	A	A	A	A			S
	storage yards for equipment/machinery																A		A	A				A
	dry storage for boats, building contractors, landscaping services, garbage haulers																A		A	A				A
	extermination/ pest control																A		A	A				A
	Flea Markets (outdoor/indoor sales complex) temporary or permanent																A		A	A				A
Sec. 2.03.36	Truck Stops															S	S		S	S				
	Hotels/Motels																A	A	A	A				A
	Rural Commercial Uses																							
Sec. 2.03.29	General Stores	S											A	A		A	A	A						
Sec. 2.03.45	Restaurants w/wo drive through											S	A*	A	A*	A	A	A	A	A				
	Gas Stations													A		A	A		S	S				
	Farm and Garden Supply Stores													A	A		A	A						A
Sec. 2.03.50	Car Wash Facilities													S		A	A	S	A	A				
Sec. 2.03.51	Auto Oil Change Facilities													S		A	A	S	A	A				
Sec. 2.03.52	Tire Service Centers													S		A	A	S	A	A				

Supplemental Regulations	Uses Allowed Within Zoning Districts	OR	Open Rural	RSE	RS-1	RS-2	RS-3	RG-1	RG-2	RMH	RMH(S)	WH	Office & Professional	Commercial Neighborhood	Commercial General	TCMU Town Center Mixed Use	Commercial Highway Touris	Commercial Intensive	Commercial Rural	Commercial High Intensity	Commercial Warehouse	Industrial Warehousing	Heavy Industrial	Public Service	Airport Development
	Bait and Tackle General Supplies																		A						
	Agricultural Stands																A	A	A	A	A				A
	Nurseries	A																	A						
Sec. 2.03.34	Fish Camps	S															A		A						
Sec. 2.03.19	Community Marinas			S	S	S	S	S	S	S	S	S		S	A				S						
Sec. 2.03.24	Bed and Breakfast Establishments	S											S	S	A	A	A	A	A						A
Sec. 2.03.33	Retreats	S															A	A	A						A
	Primitive Campgrounds	A																	A						A
Sec. 2.03.27	RV Campgrounds																A	S	A	S	S	S			S
Sec. 2.03.38	Private Clubs (Hunt, Saddle, Riding)	A											S	S	A		A	A	A						S
Sec. 2.03.32	Boarding Stables, Kennels, other animals	S																A	A	A	A	A			S
	Shooting Ranges	S																	A						
Sec. 2.03.54	Outside storage														S		A	A	S	A	A	A	A	A	A
Sec. 2.03.41	Veterinary Offices and Animal Hospitals with outdoor boarding																		A						
	Light Industrial Uses																								
	Boat and RV storage													S	S		A	A		A	A	A	A		
	Light Manufacturing																				A	A			A
	Vegetable Food Processing																				A	A			A
	Production, Packaging, Assembly Plants																				A	A			A
	Warehousing w/wo Distribution Centers																				A	A			A
	Lumberyards																				A	A			A
	Large Scale Printing Plants																				A	A			A
	Newspaper Printing Operation/Distribution																				A	A			A
	Business and Commerce Parks																				A	A			A
Sec. 2.03.19	Ports																	A		A	A	A	A		
Sec. 2.03.19	Marinas														S	S	A	A		A	A	A			S
	Office Showrooms																				A	A			A
Sec. 2.03.31	Vehicle Recycling Facilities																				S	S			
Sec. 2.03.49	Composting and other Yard Waste Facilities	S																				S	A		
	Extermination and Pest Control Svcs																	A		A	A	A			A
	Storage Yards for Equipment, Machinery, Boats and supplies for trades contractors																	A		A	A	A			A
	Boat and RV storage													S	S		A	A		A	A	A	A		
	Landscaping Services																	A		A	A	A			A
	Garbage Haulers																	A		A	A	A			A
	Appliance Repair Shops																				A	A			A
	Machine Shops																				A	A			A
	Vehicle Repair and Storage (All Types)																			A	A	A			A
	Mini Warehousing Personal Property												S	S	S		S	A	S	A	A	A			A
	Indoor Kennels and other animal boarding	S																A	A	A	A	A			S
Sec. 2.03.41	Veterinary Office and Animal Hospitals and Groomers																				A	A			S
	Vocational/Technical Trade Schools												A	A	A	A	A	A	A	A	A	A			A
Sec. 2.03.43	Commercial Recreation													A	A		A	A	A	S	S	S			
	Heavy Industrial																								
	Heavy Manufacturing																						A		A
	Slaughterhouse and Animal Processing																						A		A
Sec. 2.03.19	Port Facilities																	A		A	A	A	A		

[illegible]

Supplemental Regulations	Uses Allowed Within Zoning Districts	OR	Open Rural	RSE	RS-1	RS-2	RS-3	RG-1	RG-2	RMH	RMH(S)	WH	Office & Professional	Commercial Neighborhood	Commercial General	TCMU Town Center Mixed Use	Commercial Highway Touris	Commercial Intensive	Commercial Rural	Commercial High Intensity	Commercial Warehouse	Industrial Warehouseing	Heavy Industrial	Public Service	Airport Development		
	Telephone Equipment, Switching, Similar	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Sec. 2.03.26	Antennas, Antenna Towers	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	A	S	A	A	A	A	S	S		
Sec. 2.03.53	Social Assistance Centers	S											S	S	S	S	S	A	S	A	A	S	S	A	S		
	General Public and Emergency Service																										
	Airports, Heliport Seaplane Facilities																	A			A	A	A	A	A		
	Rail Yards																	A			A	A	A	A	A		
	Ambulance/Fire/Police/EMS																	A			A	A	A	A	A		
	Government offices												A	A	A	A	A	A	A	A	A	A	A	A	A		
Sec. 2.03.25	Wastewater/Water Treatment Plants	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	A	A	S		
Sec. 2.03.37	Electric Substations	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	A	A	S		
	Maintenance, Garage, Storage Yards for School Buses, Highway Construction Equipment,																	A			A	A	A	A			
Sec. 2.03.26	Towers; Microwave, Radio, Telecom, Antenna	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	A	S	A	A	A	A	S	S		
	Regional Business and Commercial Uses																										
	Shopping Mall																	A							A		
	Commerce Parks																	A							A		
	All uses in General Business Category																	A							A		
	All uses in High Intensity Commerical Category																	A							A		
	All uses in Office and Professional Services Category																	A							A		
	Regional Cultural and Entertainment Facilities																										
	Colleges and Universities																	A									
	Amusement and Theme Parks																	A									
	Performing Arts Center																	A									
	Hospitals and Medical Centers																	A									
	Convention Centers																	A									
	Solid Waste & Correctional Facilities																										
Sec. 2.03.11	Solid Waste Transfer Facilities	S																					A				
	Hazardous Waste Transfer Facilities	A																					A				
	Recycling Centers	A																					A				
Sec. 2.03.49	Composting and other Yard Waste Facilities	S																				S	A				
Sec. 2.03.20	Criminal Justice Detention Correctional Facilities	S																					S				
	Other uses																										
Sec. 2.03.15	Offsite unpaved parking lots	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S		
	Horse and Pony	A	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S			S		
	alcoholic beverages	S											S	S	S	A	S	S	S	S	S	S			S		
Sec. 2.03.25	Water / Wastewater Treatment Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	A	A	S		
Sec. 2.03.26	Antennae Towers	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	A	S	A	A	A	A	S	S		
	Electric Substations	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	A	A	S		
Sec. 2.03.54	Outside Storage														S		A	A	S	A	A	A	A	A	A		
Sec. 2.03.55	Large Place of Assembly	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	A	A	S	S	S	S	S	S	S		
* drive thru prohibited																											
** gas pumps not permitted																											
a accessory use per section 2.02.04																											
A Allowed by right																											
S Special use																											

l	all vessels to include automobiles, buses, boats, farm and garden equipment, motorcycles, trucks, recreational vehicles, manufactured mobile homes
x	limited to maximum of 10 units
xx	limited to max of 20 units

PART 3.12.00 Hastings Overlay District

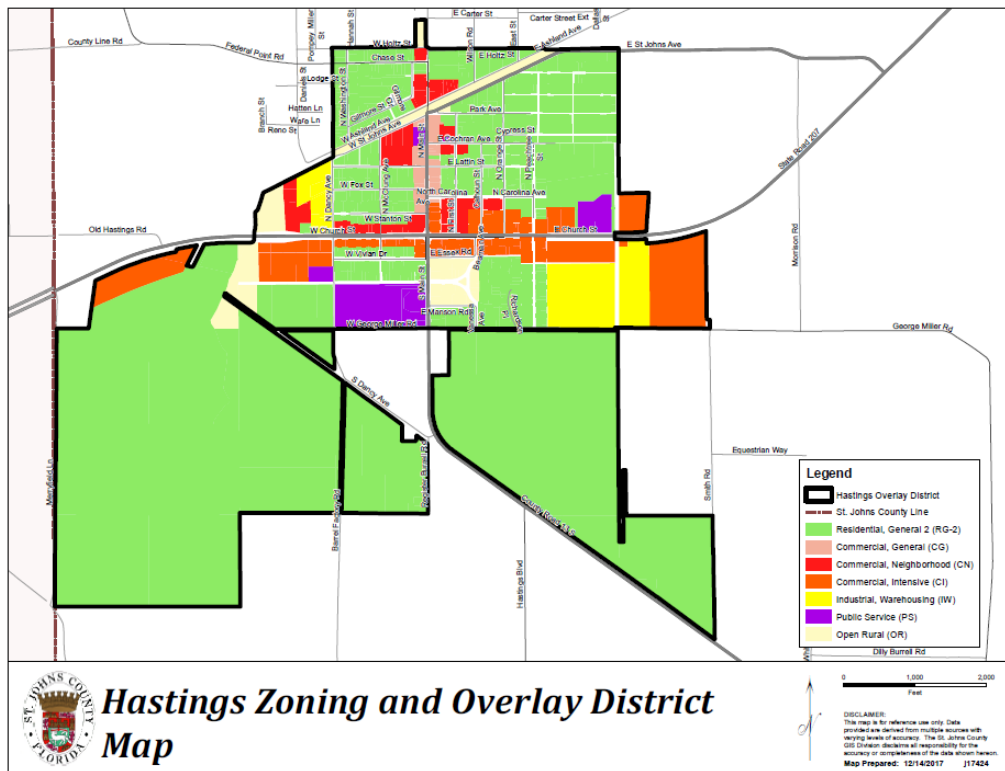
Sec. 3.12.01 Purpose

The purpose and intent of establishing this Overlay District is to reasonably retain the specific Land Uses and design guidelines enjoyed by property owners from the area of lands formerly known as the Town of Hastings (the “Town”) and to regulate development in a manner unique to the Town. Certain Land Uses that existed within the Town are incorporated into the Hastings Overlay District and include residential, commercial, industrial, and public service/government land uses. Analysis and interpretation of uses within this Overlay will be based on historical administrative practice and construction in the unincorporated areas of St. Johns County. This Overlay maintains reasonable property rights and Land Uses specific to the Town that existed within the community prior to the dissolution of the Town. Nothing herein prevents the filing of a Vested Rights Determination pursuant to Part 10.02.00.

Sec. 3.12.02 District Boundaries

The Hastings Overlay District is a special district in the form of an overlay, superimposed upon various zoning districts as applied by the map in Figure 3.12.02. The Hastings Overlay District is coterminous with the town limits of the former Town of Hastings. This Hastings Overlay District encompasses all that land situated within unincorporated St. Johns County within the boundaries indicated in Figure 3.12.02 – Map of the Hastings Overlay District, as indicated below (reference legal description on file with the Growth Management Department and in Ordinance 2018-5, as amended):

Figure 3.12.02. - Map of the Proposed Hastings Overlay District



Sec. 3.12.03 Application of District Regulations

All standards and uses prescribed in this Part shall apply to all Uses within all listed zoning categories; however, such Uses are entitled to utilize the Site Development Criteria in Sections 3.12.04.B. These requirements shall apply to all proposed Development as a permitted Use or Special Use undertaken within the Hastings Overlay District. Notwithstanding any provisions of the Land Development Code (the "LDC") to the contrary, the provisions of the Hastings Overlay District, when in conflict, shall take precedence over the existing zoning and Land Development Code regulations. Special Uses and Uses allowed by right in the Hastings Overlay District shall be subject to the site development criteria in the referenced Special Use Permit section in Part 2.03.00 and to Supplemental Design Standards in Part 6.08.00.

Sec. 3.12.04 Uses and Activities subject to the requirements of the Hastings Overlay District

- A. **Allowable and Special Uses** Notwithstanding any other provision in the Land Development Code, the uses for property contained within the Hastings Overlay District shall be as prescribed in this section and Table 3.12.04, except where such use is not permitted by the St. Johns County Comprehensive Plan. This table is interpreted to identify special treatment of uses within the Overlay District and to allow uses by right and by Special Use approval. Those uses specifically listed within the table that are not "Approved by right" or as a "Special Use", shall be prohibited in this Overlay, regardless of its allowance in the underlying Zoning District. Where a use is allowed in the underlying zoning district but not specifically listed in Table 3.12.04, the use shall be allowed as in the underlying zoning district. Properties rezoned to other zoning districts unaddressed by this Part shall comply with all other applicable Land Development Code requirements. Uses are subject to applicable Supplemental Design Standards in Part 6.08.00.

Table 3.12.04

PERMITTED USES BY ZONING DISTRICT

USES	ZONING DISTRICT						
	RG-2	CN	CI	CG	PS	OR	IW
Residential							
Single Family	A	A	A	S	A	A	A
Mobile Home (1)	S	S	S	S	A	S	A
Multi-Family Dwelling	A						
Special Care Housing Level I	A					A	
Special Care Housing Level II	A					S	
Child Care (In the Home)	S	A	A	A		A	S
Bed and Breakfast	S	A	A	A	S	S	
Temporary Residences (Construction, model home, etc.)	S	S	S	S	S	S	S
Home Occupations (Ref. LDC Section 2,03,07)	A					A	

PERMITTED USES BY ZONING DISTRICT

USES	ZONING DISTRICT						
	RG-2	CN	CI	CG	PS	OR	IW
Guest Cottage (Ref. LDC Sec. 2.02.04.B.2.)	A					A	
Residences Above Businesses (Ref. LDC Sec. 2.02.04.C)		A	A	A			A
Offices							
Professional Offices	S	A	A	A	S		A
Business Offices	S	A	A	A	S		A
Bank		A*	A	A			
Medical Office	S	A	A	A	A		
Hospital			A		A		
Retail/Sales/Service							
Personal Services	S	A	A	A			
Day Care Center	S	A	A	A	A		S
Beauty/Barber	S	A	A	A			
Drug Store/ Apothecary		A*	A	A	S		
Repair Shops			A	A			A
Restaurants (Ref. LDC Sec. 6.08.16)		A*	A	A			S
Funeral Home	S	A	A	A	S		
Service Station (Ref. LDC Sec. 6.08.19)			A	A			A
Specialty Shops	S	A	A	A			
Retail Sales (No outdoor storage)		A	A	A			A
Retail Sales (Outdoor storage)			A	S			A
Theaters (3 or less screens) (Ref 2.02.01.E.2)			A	A			
Convenience Stores		A**	A	A			S
Dry Cleaners, Laundromat		A*	A	A			
Restaurants (with on-site alcohol consumption)		S*	S	S			
Nightclub/Bar/Saloon (with on-site alcohol consumption)			S	S			
Nursing Homes and/or Special Care Housing Level III		A	A	A		S***	
Equipment Rental (some outside storage)			A	S			A
Personal Storage (Mini warehouse)		S	A	S			A
Veterinarian (Ref. LDC Sec. 2.03.41)		A	A	A			A

PERMITTED USES BY ZONING DISTRICT

USES	ZONING DISTRICT						
	RG-2	CN	CI	CG	PS	OR	IW
Motel/Hotel			A				
Shopping Center		A	A	A			
Wholesale Sales (No outdoor storage or display) (Ref. LDC Sec. 2.02.04.D)		S	A	S			A
Wholesale Sales (Outdoor storage or display)			A				A
Nurseries/Greenhouses (with retail sales)			A				A
Manufacturing (No outdoor storage or display)		S	A	S			A
Manufacturing (Outdoor storage or display)			A				A
Educational, Cultural, Religious Uses							
Elementary, Middle, & High Schools	A	A	A	A	A	S	A
Trade & Vocational Schools		A	A	A	A		A
Churches, Synagogues, Temples, etc.	A	A	A	A	A	A	A
Libraries, Art Museums, etc.	S	A	A	A	A	A	A
Social, Fraternal Clubs, Lodges	A	A	A	A	S	A	A
Recreation, Amusement, Entertainment							
Uses where activity is conducted entirely within building (Bowling alleys, skating rinks, exercise facilities, etc.)		S	A	A		A	S
Drive-in Movie (Ref. LDC Sec. 6.08.15)			A				S
Privately owned recreational facilities such as golf courses, country clubs, swimming pools, tennis courts, etc.	A	A	A	A	S	A	
Publicly owned and operated recreational facilities such as athletic fields, parks, swimming pool, tennis courts, etc.				A	A	A	
Golf driving range not accessory to golf course, par 3 golf, miniature golf, water slides, skate board parks and similar commercial ventures			A		S	S	S

PERMITTED USES BY ZONING DISTRICT

USES	ZONING DISTRICT						
	RG-2	CN	CI	CG	PS	OR	IW
Horseback Riding Stables			S			A	
Motor Vehicle-related Sales & Services							
Sales with installation of motor vehicle parts			A				A
Motor vehicle maintenance, repair, painting or body work			A				A
Gas Sales		S	A	A			A
Car Wash		S	A	S			A
Miscellaneous Facilities							
Utility facility	S	S	A	S	S	S	A
Post Office	S	S*	A	A	P		S
Open Air Markets, Flea Markets, Crafts, etc.		S	A	S			S

Explanation of Table 3.12.04

- A - Use is allowable by right
- S - Use is allowable by Special Use
- * -Drive-through not permitted
- ** -Gas pumps not permitted
- *** -Nursing Homes not permissible in Open Rural (OR) zoning designation

- B. Per Comprehensive Plan policy A.1.11.1.J., Agricultural Uses are permissible within the lands designated with an Industrial Land Use and having an Industrial Warehouse or Open Rural zoning district.

PART 6.08.00 SUPPLEMENTAL DESIGN STANDARDS FOR SPECIFIED USES

Sec. 6.08.01 Generally

The following Uses have been determined to require additional design standards to ensure compatibility with adjacent Uses and the surrounding neighborhood. The standards described for each Use below shall supplement and be in addition to the standards and criteria otherwise required within this Code. Compliance with these supplemental standards shall be determined during Development review and shall not require any additional procedural steps or review processes. Unless stated differently below the following Uses shall be allowed only in the appropriate zoning district as provided in Article II of this Code.

Sec. 6.08.44 Special Care Housing

A. Special Care Housing Level I.

1. Special Care Housing Level I shall be deemed a noncommercial, residential use and is subject to the criteria in Table 6.01 Schedule of Area, Height, Bulk and Placement Standards according to the underlying zoning district.
2. Dispersal requirements: Special Care Housing Level I may not be located within a radius of 1,000 feet of another existing such home or within a radius of 1,200 feet of a Level II facility. Measurement shall be taken from the nearest point of the existing home to the nearest point of the proposed home.
3. Written notification to the county for the location of a Level I facility shall be provided in accordance with Section 419.001(2), Florida Statutes, as amended.

B. Special Care Housing Level II.

1. Special Care Housing Level II shall be deemed multi-family housing and is subject to the criteria in Table 6.01 Schedule of Area, Height, Bulk and Placement Standards according to the underlying zoning district.
2. Dispersal requirements: Special Care Housing Level II may not be located within a radius of 1,200 feet of another existing Level II or Level III facility or within 500 feet of an area of single-family zoning or existing residential development. Measurement shall be taken from the nearest point of the existing home or area of single-family zoning to the nearest point of the proposed home.
3. Written notification shall be provided to the county at the time of site selection pursuant to section 419.003, Florida Statutes. Notification shall contain the specific address or legal description of the site, the residential licensing category, the number of residents and community support requirements. Notification shall also contain a statement from the state indicating the need for and licensing status of the facility and the most recently published data identifying all similar facilities in the county.

4. Front, rear and side setbacks for Special Care Housing Level II facilities shall be a minimum of twenty (20) feet.

C. Special Care Housing Level III.

1. Special Care Housing Level III constitutes a commercial use. Construction plans must note the intended maximum number of residents to be accommodated.
2. Dispersal requirements: Special Care Housing Level III may not be located within a radius of 1,200 feet of another existing Level II or Level III facility or within 500 feet of an area of single-family zoning or existing residential development. Measurement shall be taken from the nearest point of the existing home or area of single-family zoning to the nearest point of the proposed home.
3. Minimum Lot Area shall be one (1) acre with a minimum frontage on a Public Roadway of one hundred fifty (150) feet.
4. Front, rear and side setbacks shall be a minimum of fifty (50) feet.
5. Each Special Care Housing Level III facility shall not exceed a Floor Area Ratio of 0.25 unless located within a Comprehensive Plan land Use designation which allows for a greater floor area ratio. In such instance, the higher floor area ratio allowed by the Comprehensive Plan shall be applicable.

D. Vesting of Existing Facilities

All legally established Special Care Housing facilities in existence as of May 7, 2024, are declared to be vested with full rights to maintain or reconstruct such facilities to accommodate the number of previously-approved residents. Any expansion of existing facilities to serve additional residents must comply with requirements in effect as of the date the development application for the expansion is submitted.

History: Ord. 2000-25; Ord. 2000-39; Ord. 2002-11; Ord. 2002-50; Ord. 2004-40; Ord. 2005-118; Ord. 2006-66; Ord. 2006-124; Ord. 2007-9; Ord. 2007-57; Ord. 2007-85; Ord. 2008-12; Ord. 2008-30; Ord. 2009-2; Ord. 2009-28; Ord. 2009-44; Ord. 2009-48; Ord. 2010-17; Ord. 2010-23; Ord. 2010-53; Ord. 2011-15; Ord. 2011-36; Ord. 2011-38; Ord. 2012-2; Ord. 2012-23; Ord. 2013-26; Ord. 2015-14; Ord. 2015-49; Ord. 2016-36; Ord. 2017-17; Ord. 2017-31; Ord. 2018-41; Ord. 2018-44; Ord. 2018-62; Ord. 2019-84; Ord. 2020-31; Ord. 2020-35; Ord. 2021-53; Ord. 2023-09; Ord. 2023-24

ARTICLE XII DEFINITIONS

PART 12.00.00 GENERALLY

This Article contains most of the definitions for use with this Code. Other definitions, however, may be located elsewhere in this Code and should be used as indicated.

PART 12.01.00 DEFINITIONS

Boarding or Rooming House: An establishment with lodging for three (3) or more persons, where meals are regularly prepared and served for compensation and where food is placed upon the table family style, without service or ordering of individual portions from a menu. In addition, Single Family Dwellings in which sleeping accommodations are offered to three (3) or more unrelated persons for rentals of one week or more, and occupancy is generally by residents rather than transients, shall be considered a Boarding or Rooming House. Boarding or Rooming Houses are allowed in those zoning districts that allow Special Care Housing by right and shall be developed consistent with supplemental design standards outlined in LDC Sec. 6.08.05.

Life Care Center: See Special Care Housing

Special Care Housing: Housing that provides a family living environment and may provide limited care and supervision to meet the physical, emotional and social needs of one or more individuals. Special Care Housing includes group homes, congregate care homes, Life Care Centers, assisted living facilities, and foster homes. Special Care Housing Level I and Level II shall be considered as a community residential home as defined in, Sec. 419.001, Florida Statutes. Special Care Housing Level I allows six (6) or fewer residents and Special Care Housing Level II allows seven (7) to fourteen (14) residents. Special Care Housing Level III is a commercial facility licensed by the state which allows fifteen (15) or more residents. Special Care Housing does not include Nursing Homes, except as accessory to congregate care homes and assisted living facilities. Further, Special Care Housing does not include out-patient treatment or rehabilitation centers, medical clinics, psychiatric care treatment facilities, or medical treatment facilities with housing.

**END DOCUMENTS
TO BE RECORDED**

Attachment 2

PART 2.02.00 USES ALLOWED WITHIN ZONING DISTRICTS

Sec. 2.02.01 Use Classifications and Definitions

The following Sections describe the categories of Uses which apply within St. Johns County. Each category contains a description of the fundamental characteristics of the category and a list of representative Uses. It is not possible to list each and every individual Use which may be allowable within a category. The intent is to describe the category and provide a sufficient number of illustrative or representative Uses to allow other Uses to be assigned to a category as they are proposed in a zoning district.

A. Residential Uses

Residential Uses are those which provide dwellings or Structures intended for occupancy for housekeeping, and includes units which are Single Family detached, accessory apartments, multi-family in a variety of housing styles, including but not limited to duplex, triplex, quadplex, garden apartments, villas and townhouses, mid-rise and high-rise apartment Buildings, and garage apartments. Also included are Manufactured/Modular Homes, Manufactured/Mobile Homes, condominium ownership, cooperatives, and other ownership arrangements. Residential Uses also include Special Care Housing Levels I and II ~~including group homes, congregate care homes, assisted living facilities, and foster homes~~; cemeteries and mausoleums; schools with conventional academic curriculum and Community Marinas. Residential Uses also include model homes, with or without sales office and construction trailers. Certain Uses are also allowable in the residential Use category by Special Use, and are specified in Part 2.03.00. Residential units, while allowable, shall not exceed the density limitations shown in the Comprehensive Plan. In addition, not all housing types are allowable in every zoning district. Refer to Section 2.02.03 which describes which housing types are allowable in each residential zoning district.

B. Agricultural Uses

1. Agricultural Uses are those related to the production, keeping, or maintenance, whether for sale or personal use, of plants and Animals for food, forage, fiber, or ornamental purposes. Agricultural Uses are characterized as predominantly outdoor activities, with Structures that may cover portions of the land, such as specific production activities, like poultry houses, greenhouses, and kennels. The Uses within this category may include both domestic and exotic species, except as specifically prohibited by other regulations. Agricultural Uses may also include passive outdoor recreational activities, Bed and Breakfast establishments, Retreats and similar passive rural Uses. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.
2. Typical Uses in this category are silviculture; horticulture; aquaculture; crop production; pasture lands; livestock; horses, ponies and other Animals; bee keeping; orchards; plant nurseries; General Stores and feed stores; cemeteries and mausoleums; ~~Special Care Housing including group homes, congregate care homes, assisted living facilities, and foster homes~~; Veterinary Offices and Animal Hospitals with outdoor boarding; Kennels and other Animal boarding facilities; dog and domestic animal parks; Rural Home Industry; Rural Industry; Agricultural Manufacturing; and Structures and facilities necessary to agricultural production activities, including barns, sties, pens, corrals, stables, greenhouses, milking

parlors and dairies, feedlots, silos, and other substantially similar facilities and Structures whether for the primary Use or accessory to agricultural activity. Also included is treated Wastewater land application disposal. Agricultural Uses may also include, farm worker housing, and residences for the farm owner, operator, or caretaker, where those Uses are directly associated with the principal Agricultural Use of the land. Bed and Breakfast establishments limited to a maximum of ten (10) rental units, Primitive Campgrounds, Retreats limited to a maximum of ten (10) rental units and not exceeding an overnight occupancy of twenty (20) persons, Private Clubs, dude ranch, riding academy, hunting camps, game preserves, wildlife preserves, outdoor events, outdoor arenas and outdoor firing ranges, and aircraft landing fields shall be permitted.

C. Cultural/Institutional Uses

1. Cultural/Institutional Uses provide a personal service in the form of education, culture, fine arts displays and exhibits, and similar activities. Uses in this category are predominantly day-time activities. However, due to the nature of the Cultural/Institutional Use, traffic, parking, use of land coverage may be increased for special events. Users and employees may vary due to the nature of Cultural/Institutional Uses. Institutional Uses may be public or private. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.
2. Typical Cultural/Institutional Uses in this category are libraries, galleries, and museums; schools with conventional academic curriculum; child care, adult day care, or child nurseries; Community Centers; churches and synagogues; Private Clubs; parks and recreation facilities with or without lighted fields and courts. Specifically not included in this category are theaters and auditoriums or other similar places of assembly; colleges and universities are listed under Regional Culture and Entertainment Facilities.

D. Neighborhood Business and Commercial Uses

1. Land Use activities in this category are those which serve the surrounding neighborhood or a small group of neighborhoods. Uses typically require direct access to collectors, and operate primarily in daytime or early evening hours. Development may generally include one-story and low-rise Buildings outside of activity centers. This category does not include large-scale discount supercenters or big box retailers. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.
2. Typical Uses in this category include commercial indoor recreation, archery facilities, entertainment, retail, hospitality, and general business, such as retail goods stores; financial institutions with or without drive-through facilities; funeral homes and mortuaries; neighborhood Convenience Stores without gas pumps; grocery stores; specialty food stores; pharmacies without drive through facilities; billiards and pool parlors, spas, gyms, and health clubs; commercial, vocational, business or trade schools; churches; Bed and Breakfast establishments limited to a maximum of (10) rental units; personal property mini-warehouses; Recreational vehicle/boat storage; service businesses such as blueprint, printing, catering, travel agencies, mail and package services and laundries; Veterinary Offices and Animal Hospitals without outdoor boarding facilities and enclosed within a sound-

proof building; animal care facilities; personal services such as beauty shops, barbers, or photography studios; Special Care Housing Level III; Adult Care Centers, Child Care Centers, Nursing Homes; psychics in accordance with St. Johns County Ordinance 98-18, as may be amended; Restaurants without drive-through facilities; Take-Out Restaurants; Brewpubs and Microbreweries; Community Marinas; medical and Professional Offices, and governmental branch offices, schools for the performing or fine arts and for martial arts.

E. General Business and Commercial Uses

1. Land Use activities in this category are those which serve the surrounding neighborhood, a small group of neighborhoods, or are community serving. Uses typically require direct access to Collectors and Arterials, may operate primarily in daytime or early evening hours. Development may generally include a predominance of one-story and low-rise Buildings outside of activity centers. Uses tend to be in individual Structures or in community scale shopping centers. This category does not include large-scale discount supercenters or big box retailers. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.
2. Typical Uses in this category include commercial recreation, archery facilities, entertainment, retail, hospitality, and general business, such as retail goods stores; financial institutions with or without drive-through facilities; pharmacies with or without drive-through facilities; free-standing ATM's; funeral homes and mortuaries; crematoriums; indoor farm and garden supply centers; outdoor plant sales; outdoor storage; neighborhood Convenience Stores with or without gas pumps; gas stations without auto service or repair; car wash facilities; automobile oil change facilities; tire service centers; small car rental offices with associated rental fleet; grocery stores, specialty food stores, and supermarkets; bowling alleys, billiards and pool parlors, spas, gyms, and health clubs; community hospitals; commercial, vocational, business or trade schools; Bed and Breakfast establishments and guest lodges limited to a maximum of ten (10) rental units; personal property mini-warehouses; Recreational vehicle/boat storage; service businesses such as blueprint, printing, catering, travel agencies, mail and package services, small appliance repair shops, upholstery, and laundries; personal services such as beauty shops, barbers, employment services, bail bond agencies, photography studios, psychics in accordance with St. Johns County Ordinance 98-18, as may be amended; Special Care Housing Level III; Adult Care Centers, Child Care Centers, Nursing Homes; psychiatric care and treatment facilities with or without housing, alcohol rehabilitation centers with or without housing, Restaurants with or without drive-through facilities; Brewpubs and Microbreweries; Community Marinas, Marinas; general offices, medical offices, Veterinary Offices and Animal Hospitals without outdoor boarding facilities and enclosed within a sound-proof building with no more than ten (10) outside runs which shall not exceed a total area of six hundred forty (640) square feet, animal care facilities, Professional Offices, and government offices; golf driving ranges; schools for the performing or fine arts and for martial arts; movie theaters with three (3) or less screens.

F. Town Center Mixed Use

1. Land Use Activities in this category are those which serve the surrounding neighborhood community, or small group of neighborhoods with community services, beach & recreational resort services and government services & facilities. Uses are limited to and promote the Vilano Beach Town Center Mixed Use District with a combination of mixed commercial, business, office and multi-family residential, civic, and government activities. Development may generally include two to three story buildings within the Town Center. This category does not include large-scale super centers or big box retailers, drive-throughs, or outdoor storage, but does include and encourage outdoor activities associated with the permitted and accessory uses. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.
2. Typical Uses in this category include retail, general business, office, hospitality, hotel, motel, bed and breakfast, [Special Care Housing Levels II and III](#); personal services, grocery store, pharmacy, banks, medical and professional offices, Veterinary Offices and Animal Hospitals without outdoor boarding, animal care facilities, personal services such as beauty shops, barbers, and day spas, daily neighborhood business services, mail and package services, restaurants, bars, and pubs, night clubs, deli, catering, billiards and pool parlors, specialty food, liquor and wine stores, video, print and copy shop, urgent care facilities (not hospitals), health clubs, gyms, psychics, multi-family residential, government branch services & facilities, e.g including but not limited to, e.g. post office, branch libraries, sheriff substation, Town Center Main Street office, and cultural centers, vendors subject to permitting, school for performing or cultural arts, indoor recreation including movie theater or live theatre, alcoholic beverages sales subject to Section 2.03.01 and 2.03.02 and the source of outdoor amplified music is allowed within 50 feet of existing residentially zoned properties.
3. List of uses that are encouraged, but not limited to, are outdoor sit down cafes, art galleries, pottery shops, apparel, vintage clothing, gift shops, home décor and garden stores, bookstore, kite shop, surf shop, bike shop, specialty electronics, drycleaners (mail and package only), travel agencies, real estate offices, financial advisor office, and live-work units.

G. Highway Commercial Uses

1. Business Uses generally require accesses to an Arterial or Major Collector or have close proximity to Major Intersections. Highway Commercial Uses are those which serve the traveling public and are oriented to vehicular travel; however, they are distinguished from High Intensity Uses by scale and intensity. These Uses are typically not of an overall size or Building mass, as an activity center. Development generally includes one-story and low-rise Buildings and Uses tend to be in individual Structures. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.

Typical Uses in this category include, but are not limited to the following: Service Stations with or without retail food sales; automobile oil change facilities limited to three (3) enclosed service bays; automobile service and repair facilities performing similar activities as Service Stations and limited to three (3) enclosed service bays

PART 2.03.00 ALLOWABLE AND SPECIAL USES

The Special Uses contained in this Part shall be considered and approved, approved with conditions, or denied in accordance with the requirements of this Code Part 9.01.00 for the issuance of Development Permits. The following Special Uses if allowed in a zoning district according to Section 2.02.02 and identified in Section 2.03.01 or allowed in this Part by reference to a zoning district may only be permitted upon demonstration of compliance with all of the requirements of this Part. The Special Uses, listed in Section 2.03.01, may be allowed within PUDs and PRDs, subject to the Uses being provided within the PUD or PRD Master Development Plan and approved with the PUD or PRD, and subject to the limitations of the Comprehensive Plan.

It is not possible to list each specific Use allowed by right or through Special Use review. The intent is to provide a sufficient number of illustrative or representative Special Uses and to allow other Special Uses to be assigned to a category as they are proposed in a zoning district. If a Use is proposed that is not specifically listed or described as allowable by right or by Special Use, and is not specifically prohibited, such use may be reviewed and approved by Special Use Permit to ensure that any adverse impacts can be and are mitigated. Some uses may be allowed by right if very similar to a use listed by right in the corresponding zoning district. However, if such Use is not closely matched to an existing Use, then it must meet at a minimum Section 2.03.01.A in addition to the criteria of the most similar Special Use. This determination will be rendered by the County Administrator and/or designee.

Sec. 2.03.01 Allowable Special Uses By Zoning Districts

The table below indicates the categories of Uses which are allowed in each zoning district within St. Johns County. The categories of Uses are arranged with the zoning district across the top. An "S" indicates the Special Use is allowable subject to the standards of this Part. An "A" indicates the Use is allowable by right. The purpose of Table 2.03.01 is to provide whether a use is allowed by right, or by special use, or prohibited within a zoning district. Specific uses are listed under the general Use Category for convenience (Please see Table 2.02.00).

The Special Uses listed in Section 2.03.01, may be allowed within PUDs and PRDs, subject to the Uses being provided within the PUD or PRD Master Development Plan and approved with the PUD or PRD ordinance, and subject to the limitations of the Comprehensive Plan.

Sec. 2.03.23 Special Care Housing Facilities

Level II and Level III Special Care Housing facilities, such as foster homes, assisted living facilities and similar Uses, which exceed the definition of Community Residential Home, i.e., homes of six (6) or fewer residents as defined by Chapter 419, F.S., Section 419.001 (2), may be permitted as a Special Use within districts as defined in Section 2.03.01, subject to the following conditions and limitations:

A. Except as described below, all Special Care Housing Facilities are subject to the provisions of Sec. 6.08.44.

B. The location and extent of the Facility shall not adversely affect the character of the existing neighborhood. The external appearance of the facility structure and building site(s) shall maintain the general character of the area.

C. In a Special Care Housing facility, for the purposes of calculating density, every two and one-half (2.5) residents shall be considered to equate to one (1) Dwelling Unit. Number of residents shall be based on the maximum capacity of the facility as established by the St. Johns County Fire Marshall. However, where each room or group of rooms contains a separate and individual kitchen it shall equal one (1) unit. An accessory Nursing Home may be is allowed provided it is located within the same Building as the Special Care Housing Facility. The Facility must be located on a Lot large enough to meet the density requirements of the Comprehensive Plan for the number of Dwelling Units proposed.

D. When allowed by Special Use, Special Care Housing Level II facilities allowing between seven (7) to fourteen (14) residents shall conform to criteria found in Table 6.01 Schedule of Area, Height, Bulk and Placement Standards according to the underlying district except as follows:

1. Front, rear and side setbacks for the Structure containing the living units shall be fifty (50) feet.

2. Minimum lot area shall be 6,000 sq. ft. plus 1,500 sq. ft. per resident.

3. In the case of a Special Care Housing Facility proposed in the Airport Development zoning district, notification of such proposal will be made to the Airport Authority.

E. When allowed by Special Use, Special Care Housing Level III facilities allowing fifteen (15) or more residents shall be subject to Commercial review and incorporate the following development criteria:

1. Front, rear and side setbacks for the Structure containing the living units shall be fifty (50) feet.

2. Minimum lot area shall be 6,000 sq. ft. plus 2,000 sq. ft. per resident.

F. Each Special Care Housing facility shall not exceed a floor area ratio of one-quarter (.25) unless located within a Comprehensive Plan land Use designation which allows for a greater floor area ratio. In such instance, the higher floor area ratio allowed by the Comprehensive Plan shall be applicable.

TABLE 2.03.01

TABLE OF ALLOWABLE AND SPECIAL USES																											
TABLE 2.03.01																											
Supplemental Regulations	Uses Allowed Within Zoning Districts	OR	Open Rural	RSE	RS-1	RS-2	RS-3	RG-1	RG-2	RMH	RMH(S)	WH	Office & Professional	Commercial Neighborhood	Commercial General	Town Center Mixed Use	Commercial Highway Touris	Commercial Intensive	Commercial Rural	Commercial High Intensity	Commercial Warehouse	Industrial Warehouseing	Heavy Industrial	Public Service	Airport Development		
	Residential Use																										
Sec. 2.03.39	Single Family Detached	A	A	A	A	A	A	A	A	A	A	A	Aa	Aa	Aa	A	Aa	Aa	Aa	Aa	Aa	Aa	Aa	Aa	A		
Sec. 2.03.08	Manufactured Homes/Mobile Home	A		S	S	S	S	S	S	A	A		S	S	S		S	S	S	S	Aa	Aa	Aa	Aa	S		
Sec. 2.03.09	Manufactured/Mobile Home Parks									A	S																
	Condominium Ownership			A	A	A	A	A	A			A				A											
	cooperatives and other ownership arrangements (Multifamily, triplex)							A	A			A				A											
Sec. 2.03.04	Child and Adult Care	A	S	S	S	S	S	S	S	S	S		A	A	A	S	A	A	A			S	S		A		
Sec. 2.03.23	Special Care Housing	A	S	S	S	S	S	A	A	S	S														S		
	Special Care Housing Level I	A	A	A	A	A	A	A	A	A	A	A													A		
Sec. 2.03.23	Special Care Housing Level II	S						A	A			A				A									S		
	Cemetaries/Mausoleums	A	S	S	S	S	S	S	S	S	S		S	S	S										A		
Sec. 2.03.17	Private Schools	S	S	S	S	S	S	S	S	S	S		S	S	S	S			S						S		
Sec. 2.03.19	Community Marinas		S	S	S	S	S	S	S	S	S			S	A				S								
Sec. 2.03.07	Home Occupation	S	S	S	S	S	S	S	S	S	S	A													S		
	Horses and Ponies	A	S	S	S	S	S	S	S	S	S														A		
Sec. 2.03.35	Household Animals	A	S	S	S	S	S	S	S	S	S														A		
Sec. 2.03.06	Other animals	A	S	S	S	S	S	S	S	S	S														A		
Sec. 2.03.18	Two Family Dwellings		S	S	S	S	A	A	S	S	S	A	A	A	A		A	A	A	A	A	A			A		
	Townhomes						A	A				A	Aa	Aa	Aa	A	Aa	Aa	Aa	Aa	Aa	Aa	Aa				
	Duplex			S	S	S	A	A				A	Aa	Aa	Aa		Aa	Aa	Aa	Aa	Aa	Aa					
Sec. 2.03.28	More than one Main Use Structure on Residential Lot	S	S	S	S	S	A	A	S	S																	
	Model homes with or without sales offices and construction trailers	A	A	A	A	A	A	A	S	S	A														A		
	Agricultural Uses																										
	Silviculture	A																							A		
	Horticulture	A																							A		
	Aquaculture	A																							A		
	Crop Production	A																							A		
	Pasture Lands	A																							A		
	Passive Outdoor Recreation	A																							A		
	Livestock	A																							A		
	Bee Keeping	A																							A		
Sec. 2.03.05	Horses, Ponies and other Animals	A																							A		
	Orchards	A																							A		
	Plant Nurseries (commercial)	A																							A		
Sec. 2.03.29	General Stores and Feed Stores	S																									
Sec. 2.03.13	Cemeteries and Mausoleums	A																							A		
Sec. 2.03.23	Special Care Housing	A																							S		
Sec. 2.03.41	Veterinary Offices, Animal Hospitals (with outdoor boarding)	S																							S		
Sec. 2.03.32	Kennels and other Animal Boarding Facilites	S																							S		
Sec. 2.03.56	Animal Care Facility													S	A		A	A	A	A	A	A			A		
	Dog and Domestic Animal Parks	A																							A		
	Rural Home Industry	A																							A		
	Agricultural Manufacturing and Structures (barns, sites, pens, corrals, stables, greenhouses, milking parlors, dairies, feedlots, silos)	A																							A		

Supplemental Regulations	Uses Allowed Within Zoning Districts	OR	Open Rural	Rural Residential										Commercial																					
				RSE	RS-1	RS-2	RS-3	RG-1	RG-2	RMH	RMH(S)	WH	OP	Office & Professional	CN	Commercial Neighborhood	CG	Commercial General	TCMU	Town Center Mixed Use	CHT	Commercial Highway Touris	CI	Commercial Intensive	CR	Commercial Rural	CHI	Commercial High Intensity	CW	Commercial Warehouse	IW	Industrial Warehouseing	HI	Heavy Industrial	PS
	Treated Wastewater land application disposal	A																																	
Sec 2.03.21	Farm Worker Housing	S																																S	
Sec. 2.03.24	Bed and Breakfast (max 10 units)	Sx																																A	
	Primitive Campgrounds	A																																A	
Sec. 2.03.33	Retreats (max 10 units, max 20 ppl)	S																																A	
Sec. 2.03.28	Private Clubs	A																																S	
	Dude Ranch	A																																A	
	Riding Academy	A																																A	
	Hunting Camps	A																																A	
	Game Preserves	A																																A	
	Wildlife Preserves	A																																A	
	Outdoor Events	A																																A	
	Outdoor Arenas	A																																A	
Sec. 2.03.30	Outdoor Firing Ranges	S																				A													
Sec. 2.03.59	Rural Industry	S																																	
Sec. 2.03.40	Aircraft Landing Fields	S																																	
	Cultural / Institutional Use																																		
	Libraries	A											A	A	A	A	A	A				A											A		
	Galleries	A											A	A	A	A	A	A				A											A		
	Museums	A											A	A	A	A	A	A				A											A		
	Schools (Conventional Academic)	A											A	A	A	A	A	A				A											A		
	Adult Day Care (child and adult daycare)	A	S	S	S	S	S	S	S	S	S	S	A	A	A	S	A	A	A			A						S	S				A		
	Community Centers	A											A	A	A	A	A	A				A											A		
Sec. 2.03.12	Synagogues	A	S	S	S	S	S	S	S	S	S	S	A	A	A	S	A	A	A	A	S	A				S	S	S	S	S	S	S	A		
Sec. 2.03.38	Private Clubs	A											S	S	A		A	A	A			A											S		
	Parks and Recreation Facilities (w/wo lighted fields and courts)	A											A	A	A	A	A				A												A		
	Neighborhood Business/ Commercial Uses																																		
	Commercial Indoor Recreation													A	A		A	A	A	S	S	A				S									
	Archery													A	A	A	A	A	A														A		
	Entertainment													A	A	A	A	A	A														A		
	Hospitality													A	A	A	A	A	A														A		
	Retail good stores													A	A	A	A	A	A														A		
Sec. 2.03.46	Financial Institutions w/wo drive through													A	A	A*	A	A	A	S	S														
	Funeral homes											A	A	A	A	A	A	A															A		
Sec. 2.03.44	Convenience Stores without gas pumps													A	A	A	A	A	A																
	Grocery Stores													A	A	A	A	A	A														A		
	Specialty Food Stores													A	A	A	A	A	A														A		
	Pharmacies (w/o drive through)													A	A	A	A	A	A														A		
	Billards and Pool parlors													A	A	A	A	A	A														A		
	Spas/gyms and health													A	A	A	A	A	A														A		
	Trade schools											A	A	A	A	A	A	A	A			A		A	A	A							A		
Sec 2.03.12	Churches											A	A	A	A	S	A	A	A	S	S					S	S	S	S	S	S		A		
Sec. 2.03.24	Bed and Breakfast (max 10 units)											S	Sx	Ax	A	A	A	A															A		
	Mini Warehouse / personal property											S	S	S			S	A	S		A		S	A	A	A							A		
Sec. 2.03.42	Recreational Vehicle/Boat Storage												S	S			A	A			A		A	A	A	A									
	Personal Services (catering, printing,mail & package, travel agencies,laundries, beauty shops, barbers, photo studios)												A	A	A	A	A	A	A														A		

Supplemental Regulations	Uses Allowed Within Zoning Districts	OR	RSE	RS-1	RS-2	RS-3	RG-1	RG-2	RMH	RMH(S)	WH	OP	CN	CG	TCMU	CHT	CI	CR	CHI	CW	IW	HI	PS	AD
Sec. 2.03.41	Veterinary Offices and Animal Hospitals (no outdoor boarding facilities and enclosed within soundproof building)												A	A	S	A	A	A						S
	Child and Adult Daycare											A	A	A	S	A	A	A			S	S		A
	Nursing Homes												A	A	A	A	A	A						A
Sec. 2.03.23	Special Care Housing Level III	S											A	A	A			A						S
Sec. 2.03.45	Restaurants (with/without drive through)											S	A*	A	A*	A	A	A	A	A				
Sec. 2.03.57	Brewpub												S	S	S	S	S		S	S				
Sec. 2.03.22	Psychics, Astorologists, Palmists (Ord. 98-18)											S	S	A	S	A	A	A	A	A	A			A
Sec. 2.03.19	Community Marinas												S	A				S						
	Medical/professional offices											A	A	A	A	A	A	A	A	A				A
	Government offices											A	A	A	A	A	A	A	A	A	A	A	A	A
	Schools for fine arts or martial arts											A	A	A	A	A	A	A						A
	General Business / Commercial Use																							
Sec. 2.03.43	Commercial Recreation													A		A	A	A	S	S	S			
	Archery													A	A	A	A	A						A
	Entertainment													A	A	A	A	A						A
	Hospitality													A	A	A	A	A						A
	Retail good stores													A	A	A	A	A						A
Sec. 2.03.46	Financial Institutions (w/wo drive through)													A	A*	A	A	A	S	S				
	Pharmacies (w/wo drive through)													A	A*	A	A	A*						A
	Free Standing ATMS													A	A		A							A
Sec. 2.03.14	Crematoriums, Funeral Homes, Mortuaries,													S	A		S	S	S	S				S
	Indoor Farm and Garden Supply Centers													A	A		A	A						A
	Outdoor Plant Sales													A	A	A	A							A
	Outdoor Storage													S		A	A	S	A	A	A	A		A
Sec. 2.03.44	Neighborhood Convenience Stores w/wo pumps													A		A	A		S	S				
	Gas station w/out auto service repair													A	A	A	A		A	A				A
Sec. 2.03.50	Car Wash Facilities													S		A	A	S	A	A				
Sec. 2.03.51	Auto Oil Change Facilities													S		A	A	S	A	A				
Sec. 2.03.52	Tire Service Centers													S		A	A	S	A	A				
	Small car rental offices with fleet													A	A		A							A
	Grocery Stores, Specialty Food Stores											A	A	A	A	A	A	A						A
	Supermarkets													A	A		A							A
	Bowling alleys													A	A		A							A
	Spas, Gyms, Health Clubs													A	A	A	A	A						A
	Community hospitals													A	A	A	A							A
	Vocational/Trade School											A	A	A	A	A	A	A	A	A	A			A
Sec. 2.03.24	Bed and Breakfast	Sx										S	Sx	Ax	A	A	A	A						A
Sec. 2.03.16	Personal Property/Mini Warehouse											S	S	S		S	A	S	A	A	A			A
Sec. 2.03.42	RV/Boat Storage												S	S		A	A		A	A	A	A		
	Personal Services (catering, printing, mail & package, travel agencies, upholstery, laundries)											A	A	A	A	A	A	A						A
	Small appliance repair shops											A	A	A	A		A			A	A			A
	Upholstery service												A	A	A	A	A	A						A
	Personal Services												A	A	A	A	A	A						A
	Employment services											A	A	A	A		A		A	A				A
	Bail bonds											A	A	A	A		A							A
	Photography Studios											A	A	A	A	A	A	A						A

Supplemental Regulations	Uses Allowed Within Zoning Districts	OR	Open Rural																							
				RSE	RS-1	RS-2	RS-3	RG-1	RG-2	RMH	RMH(S)	WH	Office & Professional	Commercial Neighborhood	Commercial General	Town Center Mixed Use	Commercial Highway Touris	Commercial Intensive	Commercial Rural	Commercial High Intensity	Commercial Warehouse	Industrial Warehouseing	Heavy Industrial	Public Service	Airport Development	
Sec. 2.03.22	Psychics (Ord. 98-18)												S	S	A	S	A	A	A	A	A	A			A	
	Adult and Child Care Centers	A	S	S	S	S	S	S	S	S	S		A	A	A	A	A	A	A	A	S	S			A	
	Nursing Homes													A	A	A	A								A	
Sec. 2.03.23	Special Care Housing Level III	S												A	A	A			A						S	
	Psychiatric Care and Treatment Facilities with or without Housing														A	A									A	
Sec. 2.03.45	Restaurants (with/without drive through)												S	A*	A	A*	A	A	A	A						
Sec. 2.03.57	Brewpub													S	S	S	S	S		S	S					
Sec. 2.03.58	Microbrewery														S	S	S	S		S	S	S	S			
Sec. 2.03.19	Community Marinas		S	S	S	S	S	S	S	S	S			S	A				S							
	General and Professional Offices, Medical Offices												A	A	A	A	A	A	A	A					A	
	Veterinary Offices and Animal Hospitals (w/o outdoor boarding, sound proof, no more than 10 outside runs not to exceed 640 sqft)														A	S		A							S	
Sec. 2.03.41	Government offices												A	A	A	A	A	A	A	A	A	A	A	A	A	
	Golf driving ranges														A	A		A							A	
	Movie theaters with three or fewer screens														A	A		A							A	
	Schools for fine arts or martial arts												A	A	A	A	A	A							A	
	Town Center Mixed Use																									
	Retail														A	A	A	A	A						A	
	General Business														A	A		A								
	Office												A	A	A	A	A	A	A	A	A				A	
	Hospitality, Beach and Recreation, Resort Svcs															A										
Sec. 2.03.24	Bed and Breakfast	S											S	S	A	A	A	A	A						A	
	Hotel/Motel															A	A	A		A	A					
	Grocery Stores														A	A	A	A	A							
	Pharmacies (w/wo drive through)														A*	A	A*	A	A	A*					A	
	Bank (w/wo drive through)														A	A	A*	A	A	A	S	S				
	Medical/professional offices												A	A	A	A	A	A	A	A	A				A	
Sec. 2.03.41	Veterinary Offices and Animal Hospitals w/o outdoor boarding															S										
	Personal Services: Beauty Shops, Barbers, Day Spas												A	A	A	A	A	A	A						A	
	Daily Neighborhood Business Services															A										
	Mail and Package Services												A	A	A	A	A	A	A						A	
Sec. 2.03.45	Restaurants												S	A*	A	A*	A	A	A	A	A	A				
Sec. 2.03.57	Brewpub													S	S	S	S	S		S	S				A	
Sec. 2.03.58	Microbrewery														S	S	S	S		S	S	S	S		A	
Sec. 2.03.47	Bars, Pubs, Night Clubs															S		S		S	S					
	Deli														A	A	A	A	A						A	
	Personal Services (catering, printing, copying, mail & package, travel agencies,laundries, beauty shops, barbers, photo studios, video)												A	A	A	A	A	A	A						A	
	Billiards and Pool Parlors														A	A	A	A	A						A	
	Specialty Food Stores														A	A	A	A	A						A	
	Liquor and Wine Stores														A	A	A	A	A						A	
	Urgent Care Facilities (not hospitals)												A	A	A	A		A							A	
	Special Care Housing Levels II & III															A										

Supplemental Regulations	Uses Allowed Within Zoning Districts	OR	Open Rural	RSE	RS-1	RS-2	RS-3	RG-1	RG-2	RMH	RMH(S)	WH	Office & Professional	Commercial Neighborhood	Commercial General	Town Center Mixed Use	Commercial Highway Touris	Commercial Intensive	Commercial Rural	Commercial High Intensity	Commercial Warehouse	Industrial Warehouseing	Heavy Industrial	Public Service	Airport Development
	Health Clubs, Gyms													A	A	A	A	A	A						
Sec. 2.03.22	Psychics												S	S	A	S	A	A	A	A	A	A			A
	Multi-family Residential			Aa	Aa	Aa	A	A					Aa	Aa	Aa	A	Aa	Aa							
	Government Offices (PO, Library, Sheriff SubStation)												A	A	A	A	A	A	A	A	A	A	A	A	A
	Town Center Mainstreet Office															A									
	Cultural Centers															A									
	Vendors Subject to Permitting															A									
	Schools for Performing or Cultural Arts															A									
	Indoor Recreation including movie/live															A									
	Alcoholic Beverage Sales subject to 2.03.01, 2.03.02	S											S	S	S	A	S	S	S	S	S	S			S
	Outdoor Sit Down Cafes															A									
	Art Galleries															A									
	Pottery Shops															A									
	Apparel, Vintage Clothing															A									
	Gift Shops, Home Décor															A									
	Garden Stores, Book Stores															A									
	Kite Shops, Surf Shops, Bike Shops															A									
	Dry Cleaner (Mail and Package only)															A									
	Travel, Real Estate, Financial Advisor															A									
	Live/Work Units																								
	Highway Commercial Uses																								
	Service stations w/wo retail food sales																A	A		A	A				A
Sec. 2.03.51	Auto Oil Change Facilities (3 enclosed bays)														S		A	A	S	A	A				
	Auto service (3 enclosed bays no outdoor storage)														A		A	A							A
Sec. 2.03.50	Car Wash Facilities														S		A	A	S	A	A				
Sec. 2.03.45	Restaurants, w/wo drive through facilities												S	A*	A	A*	A	A	A	A	A				
	Agricultural Stands Temp/Perm																A	A	A	A	A				A
	Outdoor Plant Sales														A	A	A	A		A	A				A
Sec. 2.03.27	RV Campgrounds																A	S	A	S	S	S			A
Sec. 2.03.19	Marinas														S	S	A	A		A	A	A			S
	Hotels and Motels															A	A	A		A	A				
	Adult Arcade Amusement Centers																S	A		A	S				
Sec. 2.03.48	Electronic Game Promotions																S	S		S	S				
Sec. 2.03.33	Retreats	S															A	A	A						A
Sec. 2.03.34	Fish Camps	S															A		A						
Sec. 2.03.44	Convenience Stores w/wo gas sales														A		A	A		S	S				
	Tourist Retail Sales																A	A							A
Sec. 2.03.36	Truck Stops																S	S		S	S				
	High Intensity Commercial Uses																								
	automobile sales - I																	A		A	A				A
	automobile rental - I																	A		A	A				A
	automobile service/repair - I, Repair of farm and garden equipment																	A		A	A				A
	automobile storage -I																	A		A	A				A
	Body shops																	A		A	A				A
Sec. 2.03.50	Car Wash Facilities														S		A	A	S	A	A				
	Service stations																	A		A	A				A

Supplemental Regulations	Uses Allowed Within Zoning Districts	OR	Open Rural	RSE	RS-1	RS-2	RS-3	RG-1	RG-2	RMH	RMH(S)	WH	Office & Professional	Commercial Neighborhood	Commercial General	Town Center Mixed Use	Commercial Highway Touris	Commercial Intensive	Commercial Rural	Commercial High Intensity	Commercial Warehouse	Industrial Warehousing	Heavy Industrial	Public Service	Airport Development
Sec. 2.03.44	Convenience Stores with gas pumps														A		A	A		S	S				
	Large scale discount centers																	A		A	A				A
	Supercenters																	A		A	A				A
	Large Scale Building Supply Centers																	A		A	A				A
	Big Box retailers																	A		A	A				A
	Outdoor plant and garden supply sales																	A		A	A				A
	Professional Office, general office, gov'n office												A	A	A	A	A	A	A	A	A				A
Sec. 2.03.22	Psychics (Ord. 98-18)												S	S	A	S	A	A	A	A	A	A			A
Sec. 2.03.46	Financial institutions w/wo drive through													A	A	A*	A	A	A	S	S				
Sec. 2.03.45	Restaurants w/wo drive through												S	A*	A	A*	A	A	A	A	A				
Sec. 2.03.43	Commercial recreation													A	A		A	A	A	S	S	S			
	Vocational, technical trade school												A	A	A	A	A	A	A	A	A	A			A
	Licensed parimutual permit holder																S	A		S	A				
	newspaper printing operations and distribution centers																	A		A	A				A
Sec. 2.03.47	Free Standing Taverns, Bars, Lounges, Clubs															S		S		S	S				
Sec. 2.03.48	Electronic Game Promotions																S	S		S	S				
	Adult Uses																	S		S	S	S			
Sec. 2.03.48	Indoor Activities, Adult Arcades																S	A		A	S				
	Agricultural Stands (temporary or perm)																A	A	A	A	A				A
	Outdoor arenas	A																A		A	A				A
	Rodeo Grounds																	A		A	A				A
	Livestock auction facilities																	A		A	A				A
	Race tracks (auto, dog, kart, horse, moto)																	A		A	A				A
	Indoor shooting firing ranges																	A		A	A				A
Sec. 2.03.27	RV Campgrounds																A	S	A	S	S	S			S
Sec. 2.03.19	Ports																	A		A	A	A	A		
Sec. 2.03.19	Marinas														S	S	A	A		A	A	A			S
Sec. 2.03.41	Veterinary Office/Animal Hospital (outdoor boarding)																	A		A	A				S
Sec. 2.03.32	Kennels and other animal boarding facility	S																A	A	A	A	A			S
	storage yards for equipment/machinery																	A		A	A				A
	dry storage for boats, building contractors, landscaping services, garbage haulers																	A		A	A				A
	extermination/ pest control																	A		A	A				A
	Flea Markets (outdoor/indoor sales complex) temporary or permanent																	A		A	A				A
Sec. 2.03.36	Truck Stops																S	S		S	S				
	Hotels/Motels																A	A		A	A				A
	Rural Commercial Uses																								
Sec. 2.03.29	General Stores	S												A	A		A	A	A						
Sec. 2.03.45	Restaurants w/wo drive through												S	A*	A	A*	A	A	A	A	A				
	Gas Stations														A	A	A	A		S	S				
	Farm and Garden Supply Stores														A	A	A	A	A						A
Sec. 2.03.50	Car Wash Facilities														S		A	A	S	A	A				
Sec. 2.03.51	Auto Oil Change Facilities														S		A	A	S	A	A				

[illegible]

[illegible]

A	Allowed by right
S	Special use
I	all vessels to include automobiles, buses, boats, farm and garden equipment, motorcycles, trucks, recreational vehicles, manufactured mobile homes
x	limited to maximum of 10 units
xx	limited to max of 20 units

PART 3.12.00 Hastings Overlay District

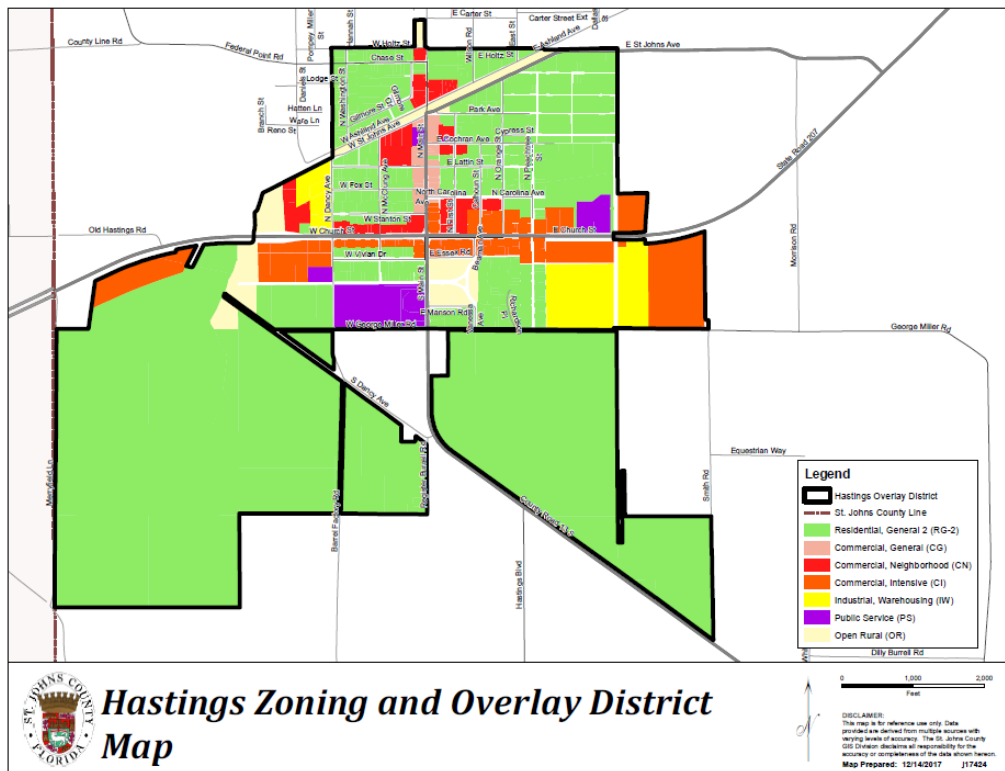
Sec. 3.12.01 Purpose

The purpose and intent of establishing this Overlay District is to reasonably retain the specific Land Uses and design guidelines enjoyed by property owners from the area of lands formerly known as the Town of Hastings (the "Town") and to regulate development in a manner unique to the Town. Certain Land Uses that existed within the Town are incorporated into the Hastings Overlay District and include residential, commercial, industrial, and public service/government land uses. Analysis and interpretation of uses within this Overlay will be based on historical administrative practice and construction in the unincorporated areas of St. Johns County. This Overlay maintains reasonable property rights and Land Uses specific to the Town that existed within the community prior to the dissolution of the Town. Nothing herein prevents the filing of a Vested Rights Determination pursuant to Part 10.02.00.

Sec. 3.12.02 District Boundaries

The Hastings Overlay District is a special district in the form of an overlay, superimposed upon various zoning districts as applied by the map in Figure 3.12.02. The Hastings Overlay District is coterminous with the town limits of the former Town of Hastings. This Hastings Overlay District encompasses all that land situated within unincorporated St. Johns County within the boundaries indicated in Figure 3.12.02 – Map of the Hastings Overlay District, as indicated below (reference legal description on file with the Growth Management Department and in Ordinance 2018-5, as amended):

Figure 3.12.02. - Map of the Proposed Hastings Overlay District



Sec. 3.12.03 Application of District Regulations

All standards and uses prescribed in this Part shall apply to all Uses within all listed zoning categories; however, such Uses are entitled to utilize the Site Development Criteria in Sections 3.12.04.B. These requirements shall apply to all proposed Development as a permitted Use or Special Use undertaken within the Hastings Overlay District. Notwithstanding any provisions of the Land Development Code (the "LDC") to the contrary, the provisions of the Hastings Overlay District, when in conflict, shall take precedence over the existing zoning and Land Development Code regulations. Special Uses and Uses allowed by right in the Hastings Overlay District shall be subject to the site development criteria in the referenced Special Use Permit section in Part 2.03.00 and to Supplemental Design Standards in Part 6.08.00.

Sec. 3.12.04 Uses and Activities subject to the requirements of the Hastings Overlay District

- A. **Allowable and Special Uses** Notwithstanding any other provision in the Land Development Code, the uses for property contained within the Hastings Overlay District shall be as prescribed in this section and Table 3.12.04, except where such use is not permitted by the St. Johns County Comprehensive Plan. This table is interpreted to identify special treatment of uses within the Overlay District and to allow uses by right and by Special Use approval. Those uses specifically listed within the table that are not "Approved by right" or as a "Special Use", shall be prohibited in this Overlay, regardless of its allowance in the underlying Zoning District. Where a use is allowed in the underlying zoning district but not specifically listed in Table 3.12.04, the use shall be allowed as in the underlying zoning district. Properties rezoned to other zoning districts unaddressed by this Part shall comply with all other applicable Land Development Code requirements. Uses are subject to applicable Supplemental Design Standards in Part 6.08.00.

Table 3.12.04

PERMITTED USES BY ZONING DISTRICT

USES	ZONING DISTRICT						
	RG-2	CN	CI	CG	PS	OR	IW
Residential							
Single Family	A	A	A	S	A	A	A
Mobile Home (1)	S	S	S	S	A	S	A
Multi-Family Dwelling	A						
Community Residential Home (Group Home) <u>Special Care</u> <u>Housing Level I</u>	A				S	<u>A</u>	
<u>Special Care Housing Level II</u>	<u>A</u>					<u>S</u>	
Child Care (In the Home)	S	A	A	A		A	S
Bed and Breakfast	S	A	A	A	S	S	
Temporary Residences (Construction, model home, etc.)	S	S	S	S	S	S	S
Home Occupations (Ref. LDC Section 2,03,07)	A					A	

PERMITTED USES BY ZONING DISTRICT

USES	ZONING DISTRICT						
	RG-2	CN	CI	CG	PS	OR	IW
Guest Cottage (Ref. LDC Sec. 2.02.04.B.2.)	A					A	
Residences Above Businesses (Ref. LDC Sec. 2.02.04.C)		A	A	A			A
Offices							
Professional Offices	S	A	A	A	S		A
Business Offices	S	A	A	A	S		A
Bank		A*	A	A			
Medical Office	S	A	A	A	A		
Hospital			A		A		
Retail/Sales/Service							
Personal Services	S	A	A	A			
Day Care Center	S	A	A	A	A		S
Beauty/Barber	S	A	A	A			
Drug Store/ Apothecary		A*	A	A	S		
Repair Shops			A	A			A
Restaurants (Ref. LDC Sec. 6.08.16)		A*	A	A			S
Funeral Home	S	A	A	A	S		
Service Station (Ref. LDC Sec. 6.08.19)			A	A			A
Specialty Shops	S	A	A	A			
Retail Sales (No outdoor storage)		A	A	A			A
Retail Sales (Outdoor storage)			A	S			A
Theaters (3 or less screens) (Ref 2.02.01.E.2)			A	A			
Convenience Stores		A**	A	A			S
Dry Cleaners, Laundromat		A*	A	A			
Restaurants (with on-site alcohol consumption)		S*	S	S			
Nightclub/Bar/Saloon (with on-site alcohol consumption)			S	S			
Nursing Homes and/or Assisted Living Facilities <u>Special Care Housing Level III</u>		<u>A</u>	A	A	A	<u>AS</u> ^{**} _*	
Equipment Rental (some outside storage)			A	S			A
Personal Storage (Mini warehouse)		S	A	S			A
Veterinarian (Ref. LDC Sec.		A	A	A			A

PERMITTED USES BY ZONING DISTRICT

USES	ZONING DISTRICT						
	RG-2	CN	CI	CG	PS	OR	IW
2.03.41)							
Motel/Hotel			A				
Shopping Center		A	A	A			
Wholesale Sales (No outdoor storage or display) (Ref. LDC Sec. 2.02.04.D)		S	A	S			A
Wholesale Sales (Outdoor storage or display)			A				A
Nurseries/Greenhouses (with retail sales)			A				A
Manufacturing (No outdoor storage or display)		S	A	S			A
Manufacturing (Outdoor storage or display)			A				A
Educational, Cultural, Religious Uses							
Elementary, Middle, & High Schools	A	A	A	A	A	S	A
Trade & Vocational Schools		A	A	A	A		A
Churches, Synagogues, Temples, etc.	A	A	A	A	A	A	A
Libraries, Art Museums, etc.	S	A	A	A	A	A	A
Social, Fraternal Clubs, Lodges	A	A	A	A	S	A	A
Recreation, Amusement, Entertainment							
Uses where activity is conducted entirely within building (Bowling alleys, skating rinks, exercise facilities, etc.)		S	A	A		A	S
Drive-in Movie (Ref. LDC Sec. 6.08.15)			A				S
Privately owned recreational facilities such as golf courses, country clubs, swimming pools, tennis courts, etc.	A	A	A	A	S	A	
Publicly owned and operated recreational facilities such as athletic fields, parks, swimming pool, tennis courts, etc.				A	A	A	

PERMITTED USES BY ZONING DISTRICT

USES	ZONING DISTRICT						
	RG-2	CN	CI	CG	PS	OR	IW
Golf driving range not accessory to golf course, par 3 golf, miniature golf, water slides, skate board parks and similar commercial ventures			A		S	S	S
Horseback Riding Stables			S			A	
Motor Vehicle-related Sales & Services							
Sales with installation of motor vehicle parts			A				A
Motor vehicle maintenance, repair, painting or body work			A				A
Gas Sales		S	A	A			A
Car Wash		S	A	S			A
Miscellaneous Facilities							
Utility facility	S	S	A	S	S	S	A
Post Office	S	S*	A	A	P		S
Open Air Markets, Flea Markets, Crafts, etc.		S	A	S			S

Explanation of Table 3.12.04

- A - Use is allowable by right
- S - Use is allowable by Special Use
- * -Drive-through not permitted
- ** -Gas pumps not permitted
- *** -Nursing Homes not permissible in Open Rural (OR) zoning designation

- B. Per Comprehensive Plan policy A.1.11.1.J., Agricultural Uses are permissible within the lands designated with an Industrial Land Use and having an Industrial Warehouse or Open Rural zoning district.

PART 6.08.00 SUPPLEMENTAL DESIGN STANDARDS FOR SPECIFIED USES

Sec. 6.08.01 Generally

The following Uses have been determined to require additional design standards to ensure compatibility with adjacent Uses and the surrounding neighborhood. The standards described for each Use below shall supplement and be in addition to the standards and criteria otherwise required within this Code. Compliance with these supplemental standards shall be determined during Development review and shall not require any additional procedural steps or review processes. Unless stated differently below the following Uses shall be allowed only in the appropriate zoning district as provided in Article II of this Code.

Sec. 6.08.44 Special Care Housing

A. Special Care Housing Level I, ~~allows up to six (6) residents by right in single-family or multifamily zoning districts as permitted by Florida Statute 419.001 (2).~~

1. Special Care Housing Level I shall be deemed a noncommercial, residential use and ~~is subject to the will follow~~ criteria found in Table 6.01 Schedule of Area, Height, Bulk and Placement Standards according to the underlying zoning district.

2. Dispersal requirements: Special Care Housing Level I may not be located within a radius of 1,000 feet of another existing such home or within a radius of 1,200 feet of a Level II facility. Measurement shall be taken from the nearest point of the existing home to the nearest point of the ~~_____~~ proposed home.

3. Written notification to the county for the location of a Level I facility shall be ~~provided in accordance with Section 419.001(2), Florida Statutes, as amended. At the time of home occupancy, applicant of the Special Care Housing Level I _____ facility must notify the St. Johns County Growth Management Department in _____ writing that the home is licensed by the licensing entity.~~

B. Special Care Housing Level II, ~~allows seven (7) to fourteen (14) residents by right in those zoning districts that allow multifamily housing uses. Special Care Housing Level II may be allowed by special use in the Open Rural and Airport Development zoning districts according to criteria in Sec. 2.03.23.~~

1. Special Care Housing Level II shall be deemed multi-family housing and ~~is subject to will- the follow~~ criteria found in Table 6.01 Schedule of Area, Height, Bulk and Placement Standards according to the underlying zoning district.

2. Dispersal requirements: Special Care Housing Level II may not be located within a radius of 1,200 feet of another existing Level II or Level III facility or within 500 feet of an area of single-family zoning or existing residential development. Measurement shall be taken from the nearest point of the existing home or area of single-family zoning to the nearest point of the proposed home.

3. Written notification ~~to the county~~ shall be provided to the county at the time of site selection pursuant to section 419.003, Florida Statutes. Notification shall contain the specific address or legal description of the site, the residential licensing category, the number of residents and community support requirements. Notification shall also contain a statement from the state indicating the need for and licensing status of the facility and the most recently published data identifying all similar facilities in the county. ~~Prior to occupancy, applicant of the Special Care Housing Level II facility shall — notify St. Johns County Growth Management Department in writing and include — in such notice the specific address of the site, the residential licensing category, the number of residents, and a statement from the licensing entity indicating the licensing status of the proposed facility.~~

4. Front, rear and side setbacks for Special Care Housing Level II facilities shall be a minimum of twenty (20) feet.

C. Special Care Housing Level III. ~~allows fifteen (15) or more residents by right in certain Commercial zoning districts. Special Care Housing Level III may be allowed by special use in the Open Rural and Airport Development zoning districts according to criteria in Sec. 2.03.23.~~

1. Special Care Housing Level III constitutes a commercial use. Construction plans must note the intended maximum number of residents to be accommodated.

2. Dispersal requirements: Special Care Housing Level III may not be located within a radius of 1,200 feet of another existing Level II or Level III facility or within 500 feet of an area of single-family zoning or existing residential development. Measurement shall be taken from the nearest point of the existing home or area of single-family zoning to the nearest point of the proposed home.

3. Minimum Lot Area shall be one (1) acre with a minimum frontage on a Public Roadway of one hundred fifty (150) feet.

4. Front, rear and side setbacks shall be a minimum of fifty (50) feet.

5. Each Special Care Housing Level III facility shall not exceed a Floor Area Ratio of 0.25 unless located within a Comprehensive Plan land Use designation which allows for a greater floor area ratio. In such instance, the higher floor area ratio allowed by the Comprehensive Plan shall be applicable.

D. Vesting of Existing Facilities

All legally established Special Care Housing facilities in existence as of May 7, 2024, are declared to be vested with full rights to maintain or reconstruct such facilities to accommodate the number of previously-approved residents. Any expansion of existing facilities to serve additional residents must comply with requirements in effect as of the date the development application for the expansion is submitted.

History: Ord. 2000-25; Ord. 2000-39; Ord. 2002-11; Ord. 2002-50; Ord. 2004-40; Ord. 2005-118; Ord. 2006-66; Ord. 2006-124; Ord. 2007-9; Ord. 2007-57; Ord. 2007-85; Ord. 2008-12; Ord. 2008-30; Ord. 2009-2; Ord. 2009-28; Ord. 2009-44; Ord. 2009-48; Ord. 2010-17; Ord. 2010-23; Ord. 2010-53; Ord. 2011-15; Ord. 2011-36; Ord. 2011-38; Ord. 2012-2; Ord. 2012-23; Ord. 2013-26; Ord. 2015-14; Ord. 2015-49; Ord. 2016-36; Ord. 2017-17; Ord. 2017-31; Ord. 2018-41; Ord. 2018-44; Ord. 2018-62; Ord. 2019-84; Ord. 2020-31; Ord. 2020-35; Ord. 2021-53; Ord. 2023-09; Ord. 2023-24

ARTICLE XII DEFINITIONS

PART 12.00.00 GENERALLY

This Article contains most of the definitions for use with this Code. Other definitions, however, may be located elsewhere in this Code and should be used as indicated.

PART 12.01.00 DEFINITIONS

Boarding or Rooming House: An establishment with lodging for three (3) or more persons, where meals are regularly prepared and served for compensation and where food is placed upon the table family style, without service or ordering of individual portions from a menu. In addition, Single Family Dwellings in which sleeping accommodations are offered to three (3) or more unrelated persons for rentals of one week or more, and occupancy is generally by residents rather than transients, shall be considered a Boarding or Rooming House. Boarding or Rooming Houses ~~shall be~~ allowed in those zoning districts ~~designated for that allow~~ Special Care Housing ~~by right and shall be developed consistent with supplemental design standards outlined in LDC Sec. 6.08.05.~~

Life Care Center: ~~A facility which provides one or more levels of personal care services to residents but which provides an independent or semi-independent lifestyle to its residents and which is not licensed as an Adult Congregate Living Facility or Community Residential Home by the Florida Department of Children and Families. A life care treatment facility may be built in combination with a congregate living facility or a nursing convalescent and extended care facility. See Special Care Housing~~

Special Care Housing: Housing that provides a family living environment and may provide limited care and supervision to meet the physical, emotional and social needs of one or more individuals. Special Care Housing includes ~~but is not limited to~~ group homes, congregate care homes, Life Care Centers, assisted living facilities, and foster homes. ~~Special Care Housing Level I and Level II shall be considered as are defined according to Florida Statute definitions for community residential home as defined in, Sec. 419.001, Florida Statutes(2) and 419.001(1)(a), respectively. Special Care Housing Level I allows six (6) or fewer residents and Special Care Housing ; Level II allows seven (7) to fourteen (14) residents. Special Care Housing ; Level III is a commercial facility licensed by the state which allows fifteen (15) or more residents.~~ Special Care Housing does not include Nursing Homes, except as accessory to congregate care homes and assisted living facilities. Further, Special Care Housing does not include out-patient treatment

or rehabilitation centers, medical clinics, ~~or~~ psychiatric care treatment facilities, or medical treatment facilities with housing.