

Proposed Table of Contents for Revised Land Development Code

The new Land Development Code for Pasco County should be a unified code with co-mingled regulations. The following outline is proposed as a method to effectively integrate these regulations, but also to ensure that they are adequately separated to meet State law requirements. This outline is also proposed to serve as the Table of Contents for the Land Development Code as rewritten.

Chapter 1 - General Provisions

- Division 1 – Title
- Division 2 – Authority and Purpose
- Division 3 – Applicability
- Division 4 – Consistency with Comprehensive Plan
- Division 5 – Coordination with Other Regulations
- Division 6 – Development Approvals

Chapter 2 – Administrative Agencies

- Division 1 – Overview
- Division 2 – Board of County Commissioners
- Division 3 – Local Planning Agency
- Division 4 - Planning Commission
- Division 5 – Development Review Committee
- Division 6 – County Staff

Chapter 3 – Procedures

- Division 1 – General Procedures
 - Section 1 – Applicability and General Provisions
 - Section 2 – Common Procedures for Applications
 - Section 3 – Public Notice Requirements
 - Section 4 – Neighborhood Meeting
 - Section 5 – Public Hearings
 - Section 6 – Tie Votes
 - Section 7 – Permit Required
 - Section 8 – Post-Decision Procedures
 - Section 9 – Time Limitations for Development Orders, Expiration and Extension
 - Section 10 – Review and Revocation of Special Exceptions and Conditional Use Permits
 - Section 11 – Enforcement Procedures
 - Section 12 – Interpretation of Regulations
- Division 2 – Relief Procedures
 - Section 1 – Appeals
 - Section 2 – Variances
 - Section 3 – Alternative Standards
 - Section 4 – Petition for Waivers
 - Section 5 – Application Deviations
 - Section 6 – Conflict Zonings

Chapter 4 – Relationship to the Comprehensive Plan

- Division 1 – Allowable Zonings within Land Use Designation (table)
- Division 2 – Application of Comprehensive Plan Policies to Proposed Use
- Division 3 – Schools
- Division 4 – Public/Semi-public

Chapter 5 – Zoning

- Division 1 – Zoning Map
 - Section 1 - Official Zoning Map
 - Section 2 – Zoning District Boundaries

- Section 3 – Establishment of Districts
- Division 2 – Zoning Districts and Regulations
 - Section 1 – General
 - Section 2 – Base Zoning Districts
 - ❖ Part I – Purpose and Intent
 - ❖ Part II – Land Use/Zoning Matrix
 - ❖ Part III – Dimensional Standards Matrix
 - ❖ Part IV –Standards for Specific Uses
 - ❖ Part V - Illustrations
 - ❖ Part VI – Use Matrixes (with permitted use terminology and accessory)
 - ❖ Part VII – Supplemental Regulations
 - Section 3 – Master Planned Based Zonings
 - ❖ Part I – Master Planned Unit Developments (MPUD/PD-MPUD)
 - ❖ Part II - Employment Centers (EC-MPUD)
 - ❖ Part III – Conservation Subdivisions (CS-MPUD)

Chapter 6 – Overlay and Special District Areas

- Division 1 - Redevelopment
 - Section 1- LaCoochee - Trilby Area
- Division 2 – Rural Areas
 - Section 1- Northeast
 - Section 2- Rural Transition Area
 - Section 3- Rural Character Area
 - Section 4- Rural Neighborhood Protection Area
 - Section 5 – Dade City Transition Area
- Division 3 – Scenic Corridors
 - Section 1- Suncoast Parkway
 - Section 2- SR 52
- Division 4 - Community Area Plans
 - Section 1 - Pasadena Hills
 - Section 2- Land O'Lakes
 - Section 3- Wesley Chapel

- Division 5 - Business Corridors
 - Section 1- South Market Area (SR 54/56)
 - Section 2- US 19
 - Section 3- US 301
- Division 6 – Transit Oriented Design
- Division 7 – Traditional Neighborhood Design

Chapter 7 – Subdivision & Platting Standards

- Division 1 – Exemptions
- Division 2 - Urban Subdivisions
- Division 3 – Minor Rural Subdivisions
- Division 4 – Limited Family Subdivisions
- Division 5 – Non-residential Subdivisions
- Division 6 – Plat Requirements

Chapter 8 – Natural and Historic Resources Protection

- Division 1 – General
- Division 2 – Existing Trees and Native Vegetation Preservation and Removal
- Division 3 – Wildlife Habitat/Upland Protection
- Division 4 – Critical Linkage
- Division 5 – Wetlands
- Division 6 – Surface Waters
- Division 7 – Rivers
- Division 8 – Geotechnical Evaluation
- Division 9 – 100-Year Floodplains
- Division 10 – Aquifer Recharge Areas (Water Supply)
- Division 11 – Groundwater Protection
- Division 12 – Historic Structures and Sites
- Division 13 – Cemeteries
- Division 14 – Archaeological Resources
- Division 15 – Soils

Chapter 9 – Development Standards

- Division 1 – Transportation
 - Section 1 – Vision Roads
 - Section 2 - Transportation Impact Study
 - Section 3 - Substandard Roadway Analysis
 - Section 4 – Transportation Corridor Management
 - Section 5– Access Management
 - Section 6 – Street Design and Dedication Requirements
 - Section 7 – Trails
 - Section 8 – Bicycle Facilities
 - Section 9 – Pedestrian Facilities
 - Section 10 – PCPT Facilities
 - Section 11 - Traffic Control Devices
 - Section 12 - Streets and Addressing
- Division 2 – Stormwater
 - Section 1 - Stormwater Quality
 - Section 2 – Stormwater Management Requirements
 - Section 3 – Drainage Basins of Special Concern
 - Section 4 – Low Impact Development
- Division 3 – Utilities
 - Section 1 - General
 - Section 2 – Potable Water Systems
 - Section 3 – Reclaimed Water Systems
 - Section 4 – Wastewater Systems
 - Section 5 – Other Utilities
 - Section 6 - Wells and Septic Tanks
- Division 4 – Fire Protection
- Division 5 - Solid Waste
- Division 6 - Recycling
- Division 7 – Greenspace Requirements and Standards
 - Section 1 – Trees
 - Section 2 – Buffering and Screening (Table)
 - Section 3 – Landscaping

- ❖ Part I – Site
- ❖ Part II - Building
- ❖ Part III – Parking Lot
- Section 4 – Parks/Open Space
- Division 8 – On-Site Parking and Storage Standards
 - Section 1 – Outdoor Storage
 - Section 2 – On-Site Parking
 - Section 3 – Loading
- Division 9 – Building

Chapter 10 – Miscellaneous Structure Regulations

- Division 1 – Signs
- Division 2 – Lighting
- Division 3 – Building Design (orientation, large-scale)
- Division 4 – Gates, Fences and Walls
- Division 5 – Docks and Seawalls
- Division 6 – Structures over Waterbodies
- Division 7 – Towers and Antenna Structures
- Division 8 – Alternative Energy Sources

Chapter 11 - Miscellaneous Use Regulations

- Division 1 - Outdoor Events
- Division 2 - Temporary Uses/Mobile Vendors

Chapter 12 – Special Development Standards

- Division 1 – Vehicle Dealerships
- Division 2 – Brownfields
- Division 3 – Redevelopment
- Division 4 - Junkyards
- Division 5 – Short Term Rentals
- Division 6 - Flood Damage Prevention
- Division 7 – Historic Preservation
- Division 8 - Fill

- Division 9 – Land Excavation
- Division 10 – Mineral Extraction
- Division 11 – Construction and Demolition Debris Disposal Facilities
- Division 12 – Sludge Spreading
- Division 13 – Yard Trash Facilities
- Division 14 – Transfer of Development Right

Chapter 13 - Nonconforming Uses and Vested Rights

- Division 1 – Nonconforming Uses and Structure
 - Section 1 – Intent of Provisions
 - Section 2 – Classification of Nonconformities
 - Section 3 - Regulation of Nonconformities
- Division 2 – Vested Rights

Chapter 14 – Capital Facilities, Fees and Incentives Related to Fees

- Division 1 – Concurrency
 - Section 1 – Uniform Procedures and Provisions
 - Section 2 – Transportation Facilities
 - Section 3 – Mass Transit
 - Section 4 - Drainage
 - Section 5 – Potable Water
 - Section 6 – Sanitary Sewage
 - Section 7 – Solid Waste
 - Section 8 – Parks and Recreation
 - Section 9 – Schools
- Division 2 – Impact Fees
 - Section 1 - Uniform Procedures and Provisions
 - Section 2 -Transportation Impact Fees
 - Section 3 - School Impact Fees
 - Section 4 - Parks and Recreation Impact Fees
 - Section 5 - Library Impact Fees
 - Section 6 - Fire Combat and Rescue Impact Fees
 - Section 7 - Hurricane Mitigation Impact Fees
 - Section 8 - Utility Impact Fees

- Section 9 – Law Enforcement Impact Fees (RESERVED)
- Section 10 – Affordable Housing Impact Fees (RESERVED)
- Division 3 – Target Industries Incentives
 - Section 1 – Purpose and Intent
 - Section 2 - Incentives related to Building Permit Fees
 - Section 3 - Incentives Related to Impact Fees
- Division 4 – Application and Permit Fees and Refunds

Chapter 15 - Repeal of Prior Provisions; Severability; Effective Date

Appendix A – Definitions

Appendix B – Development Manual