

MIXED USE URBAN DEVELOPMENT

DEFINITIONS

MUUD:

MUUD means Mixed Use Urban Development. MUUD is a land development classification that allows the highest density of residential development and allows commercial development when located on a main road.

LDC:

LDC means the Land Development Code. The LDC is chapter 42 of the Taylor County Code of Ordinances and contains the requirements for property development.

SUBDIVISION:

A subdivision is defined as a division of a parcel into more than 2 parcels or lots.

LOT SPLIT:

A lot split is defined as a division of a lot within a platted subdivision, such as Steinhatchee. Lot splits require approval by the Planning Board.

PLANNING BOARD:

The Planning Board consists of seven volunteer members who meet on the first Thursday of each month. The submittal deadline for meetings is the 2nd Monday of each month.

3 TO 1 RATIO:

Means the relationship between the length and width of a parcel. Properties in the MUUD land use must be designed so that the length of the lot does not exceed 3 times the width.

FLAG LOT:

County staff defines a flag lot as any lot whose length exceeds 3 times the width of the property based on the smallest rectangular portion of the property.

ARTERIAL / COLLECTOR ROAD:

Arterial or collector roads are major roadways such as, Beach Road, HW 51, US 19, etc.

FRONT PROPERTY LINE:

The front property line is the property line that abuts the access road for the property. For corner lots the front property line abuts the road with the highest existing level of service.

RESIDENTIAL DENSITY

The number of residential dwellings allowed per acre in the MUUD land use is as follows:

1. 2 dwelling units per 1 acre: where private septic and well are provided.
2. 4 dwelling units per 1 acre: where community/public water **or** sewer are provided.
3. 8 dwelling units per 1 acre: where community/public water **and** sewer are provided.
4. 12 dwellings per 1 acre: where community/public water **and** sewer are provided and located on a main road in the Steinhatchee area and/or Coastal High Hazard Area (CHHA).
5. 20 dwellings per 1 acre: where community/public water **and** sewer are provided, is located on a main road and approved by Planning Board as high intensity development.
6. 4 dwelling units per 1 acre: where located in the Coastal High Hazard Area.

COMMERCIAL DEVELOPMENT

Commercial development is allowed in the MUUD land use only when located on a collector or arterial roadway. All commercial development must have approval by the Planning Board. Some of the allowed commercial uses in the MUUD land use are:

1. Gasoline sales and service;
2. Recreational vehicle parks (minimum of 8 acres);
3. Race tracks;
4. Flea markets;
5. Department stores;
6. funeral homes;
7. Grocery stores;
8. Hotels and motels;
9. Veterinary offices with outdoor kennels;
10. Off-site signs;
11. Restaurants with drive through facilities;
12. Banks with drive through facilities;

ROAD CONSTRUCTION

All roads constructed in the MUUD land use must have a paved surface course, with a 60-foot right of way. There are no exceptions to the paved surface requirement. The construction plans for roads must be prepared by a professional Engineer. New subdivision roads must be constructed prior to final plat approval, or the developer must post a bond in the anticipated amount of the road construction costs. If the road will be deeded to the County, the developer must provide maintenance of the road for a 1-year period after the completion and approval of construction. The developer must post a bond for the projected cost of the maintenance for the 1-year period.

SUBDIVISIONS

Division of a parcel or lot into more than 2 parcels or lots creates a subdivision and requires platting and recording. Some of the steps in creating a subdivision are:

1. Submit preliminary plat;
2. Receive Planning Board approval of preliminary plat;
3. Obtain a surface water permit from the SRWMD (Suwannee River Water Management District);
4. Have roadway construction plans prepared by a licensed engineer;
5. Submit roadway construction plans to County Engineer;
6. Construct roads;
7. Submit bond for 1-year maintenance period;
8. Submit final plat.

PROPERTY LINE SETBACKS

FRONT: 30-feet setback from the front property line.
SIDE: 10-feet setback from the side property line.
REAR: 15-feet setback from the rear property line.
RIVERS: 75-feet setback from the natural bank of the river.
WETLANDS: 35-feet setback from the wetland edge.

The setback requirements apply to all portions of the primary structure, including eaves, porches and stairs. The setback requirements also apply to all secondary buildings such as, storage buildings, pole barns, etc.