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43 **Section. 7.1 Table of permitted uses.**

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SERVICE USES	A-1	R-1	R1A	R1B	R-2	R-3	R-5	MH	NBR	RBO	B-2	B-3	B-4	B-5	B-6	P	PUD

Self service station – convenience store												X	X				
<u>Solar farms</u>	<u>SE</u>															<u>SE</u>	
Stable	X																

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Public uses	A-1	R-1	R1A	R1B	R-2	R-3	R-5	MH	NBR	RBO	B-2	B-3	B-4	B-5	B-6	P	PUD

Public transportation termina													X			x	
<u>Solar farms</u>	<u>SE</u>															<u>SE</u>	

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49 **Section. 7.2 District use definitions.**

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51 *Shoe store* means establishments engaged in the sale of foot-ware, including athletic foot-
52 ware. These establishments also stock accessory items, such as hosiery, gloves, and handbags.

53 Solar farm means lands containing multiple ground mounted solar panels, ancillary
54 equipment, and buildings used for the collection, storage, and transmission of solar power as
55 electricity by commercial and/or public enterprises. Such facilities shall be 10 acres or more in
56 size and capable of generating a minimum of one-megawatt of power per hour.

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58 *Sporting goods store* means an establishment engaged in the sale of sporting goods,
59 sporting equipment

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61 **Section 8.16 Agricultural (A-1).**

62 The A-1 district applies to areas intended for agricultural use, including solar farms by
63 special exception, and low density residential. The regulations of this district are intended to permit
64 a reasonable use of property while preventing the creation of conditions which would blight or
65 prevent the proper future use of nearby property. The allowable density shall be one unit per ten

66 acres, except that a density of one dwelling unit per five gross acres shall be allowed for
67 Conservation Subdivision, approved with the requirements of Chapter 97.

68 **Section 8.17 Public (P).**

69 (a) The Public (P) zoning district is permitted in only the Public land use category.
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71 (b) The Public (P) district is intended to provide for areas where public and semipublic
72 facilities serve the needs of the community. Solar farms are permissible in this
73 zoning district by special exception.
74

75 (c) Front, side, and rear setbacks shall be no less than the corresponding minimum
76 setback requirement in the code applicable to each adjoining property line. In the
77 event that front, side, or rear property line adjoins multiple properties with multiple
78 setback requirements, the minimum required setback shall be met for each
79 adjoining zoning district along that property line.
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81 (d) Maximum height shall be limited to the lowest maximum height allowed of the
82 adjacent properties.

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84 **Article IX. SUPPLEMENTARY DISTRICT REGULATIONS**

85 **Section 9.1 Special Exceptions.**

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87 (12) *Recreation facility, outdoor.* This use will be permitted in all residential areas as identified
88 in the use chart and shall be approved as part of the site plan for a multifamily project or on a
89 specified lot or tract approved as part of a subdivision. A special exception shall be required if any
90 part of the use, including parking, is proposed with 100' of the property line that abuts a R-1, R-
91 1A or R-1B lot. Criteria for the special exception will include:

92 a. The facility must meet all required site plan and building code requirements.

93 b. The facility must be buffered against any lower intensive uses adjacent to the site.

94 c. The facility must be addressed as to its location to the residents and the potential
95 noise that may be generated by the use.

96 (13) Solar farms. Solar farms shall be permitted as a special exception in the Agriculture (A-1)
97 and Public (P) zoning district if, in addition to the criteria set forth in Section 9.1(b), the following
98 conditions are met:

99 a. Setbacks equal to those of the zoning district the solar farm abuts shall be applied,
100 except:

101 1. When abutting a property with residential zoning, a 100-foot setback shall
102 be required.

103 2. When abutting the Rainbow River or Withlacoochee River and their natural
104 or artificial coves, canals, lakes or other water bodies capable of maintaining
105 navigation in their current state, a 300-foot setback from the more
106 discernable of the shoreline/high water line shall be required. For purposes
107 of this section, the word ‘navigation’ shall mean the ability to operate any
108 type of watercraft, barge, or airboat as a means of transportation on water.

109 b. Where the solar farm abuts a residentially zoned property or waters described in
110 (a)(2) above, a 25-foot landscape buffer meeting the buffer requirements of Section 74-108(4)(a)-
111 (b) shall also be met.

112 c. When the solar farm abuts a residentially zoned property, all fencing abutting said
113 zoned property shall be required to be at least 80-percent opaque. Fabric or similar screening shall
114 be attached to chain link or other less-opaque fences to meet this standard.

115 d. If trees are to be removed for construction of the solar farm, the applicant shall
116 comply with the standards of Section 74-66(a)-(j) and all applicable state statutes regarding tree
117 removal.

118 e. As a condition precedent for qualifying for a special exception for a solar farm, the
119 applicant must demonstrate compliance with all federal and state statutes or regulations governing
120 solar farms and the applicant shall obtain all applicable licenses and/or permits from such federal
121 and state agencies.

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123 **SECTION 3. CODIFICATION.** It is the intent of the City Council of the City of
124 Dunnellon that the provisions of this Ordinance shall be codified. The codifier is granted broad
125 and liberal authority in codifying the provision of this Ordinance.
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127 **SECTION 4. SEVERABILITY.** If any section, sentence, phrase, word or portion of
128 this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall
129 not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase,
130 word or portion of this Ordinance not otherwise determined to be invalid, unlawful or
131 unconstitutional.
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133 **SECTION 5. CONFLICTS.** In any case where a provision of this Ordinance is found
134 to be in conflict with a provision of any other ordinance of this City, the provision which
135 establishes the higher standards for the promotion and protection of the health and safety of the
136 people shall prevail.
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