

# LAND CLASSIFICATIONS, ALLOWABLE USES AND SETBACK INFORMATION

## R Residential

**District Intent:** To provide single family and multi-family residential settings within the county. Residential land use encompasses all subdivisions and lots of record platted prior to the 1994 adoption of this comprehensive plan. If the property is not part of an existing platted and/or recorded subdivision, then the maximum density shall be 2 dwelling units per acre.

### Permitted Uses and Structures:

1. Single family residential units
2. Recreational uses
3. Public utilities
4. Places of worship
5. Neighborhood commercial where activities are compatible with adjacent land uses and are adequately buffered. (such uses shall be buffered from all surrounding noncommercial uses by a minimum 10' natural buffer.) Maximum square footage allowed in any commercial structure in this district shall be 2,500 square feet.

### Development Standards:

- **Minimum Building Square Footage:** 600 square feet heated and cooled space
- **Maximum Building Height:** 35' feet in height, except where it might be amended by Florida Department of Transportation height restrictions around airports
- **Maximum Impervious Lot Coverage:** 80%

### Building Setbacks:

- A setback minimum of 25 feet from the front boundary of property line
- A setback a minimum of 10 feet from any rear boundary of property line
- A setback of 20' combined but not less than 7' on one side for side boundaries of property line
- Minimum distance between adjacent buildings on a parcel shall be ten (10) feet
- A setback minimum of 50 feet from any wetlands and/or mean high water line

# M-RR MIXED USE RURAL RESIDENTIAL

**District Intent:** To establish a land use category to assist with and encourage the development of self-contained residential communities (i.e., residential, recreation, commercial and associated public facilities are provided within the development). The Rural Residential and traditional unincorporated community land use category is a mixed use category which designates use patterns in or near settlements, such as Clarksville, Carr, and Kinard and other historic development areas within the County.

## Permitted Uses and Structures:

1. Single family residential units
2. Recreational uses
3. Public utilities
4. Places of worship
5. Neighborhood commercial where activities are compatible with adjacent land uses and are adequately buffered. (such uses shall be buffered from all surrounding noncommercial uses by a minimum 10' natural buffer.) Property which is under consideration for development must be within one mile of a paved county or state road and is within a mile radius of at least five other commercial or residential buildings which have been permitted and/or built prior to the adoption of the Comprehensive Plan. (May 2, 1992)

## Development Standards:

- **Minimum Building Square Footage:** 600 square feet heated and cooled space
- **Maximum Building Height:** 35' feet in height, except where it might be amended by Florida Department of Transportation height restrictions around airports
- **Maximum Impervious Lot Coverage:** 50%

## Building Setbacks:

- A setback minimum of 25 feet from the front boundary of property line
- A setback a minimum of 10 feet from any rear boundary of property line
- A setback of 20' combined but not less than 7' on one side for side boundaries of property line
- Minimum distance between adjacent buildings on a parcel shall be ten (10) feet
- A setback minimum of 50 feet from any wetlands and/or mean high water line

# M-UF MIXED USE URBAN FRINGE

**District Intent:** The Urban Fringe land use designation encourages the further development of land adjacent to the urbanizing areas of Altha and Blountstown. The Urban Fringe area can be served with municipal services in a cost affective and efficient manner.

## Permitted Uses and Structures:

1. Single family residential units

2. Recreational uses
3. Public utilities
4. Places of worship
5. Neighborhood commercial where activities are compatible with adjacent land uses and are adequately buffered. (such uses shall be buffered from all surrounding noncommercial uses by a minimum 10' natural buffer.) Maximum square footage allowed in any commercial structure in this district shall be 2,500 square feet.

### **Development Standards:**

- **Minimum Building Square Footage:** 600 square feet heated and cooled space
- **Maximum Building Height:** 35' feet in height, except where it might be amended by Florida Department of Transportation height restrictions around airports
- **Maximum Impervious Lot Coverage:** 80% (With central water or sewer) OR 50% (No central water/sewer)
- **Note:** If a portion of the land in this district is located in a wetland, the density shall be 1 residential unit per 20 acres for nonvested development. (Development prior to May 2, 1992 is considered vested)

### **Building Setbacks:**

- A setback minimum of 25 feet from the front boundary of property line
- A setback a minimum of 10 feet from any rear boundary of property line
- A setback of 20' combined but not less than 7' on one side for side boundaries of property line
- Minimum distance between adjacent buildings on a parcel shall be ten (10) feet
- A setback minimum of 50 feet from any wetlands and/or mean high water line

## **A - AGRICULTURE**

**District Intent for Agriculture Density (1:10):** To provide land for timber, row crop farming and related agriculture activities. The Agriculture land use category accounts for about 86% of the land area in Calhoun County and includes mainly timberlands. Other land uses include cropland, pasture land, and other agricultural uses in large scale land holdings. The lands are primarily timber production holdings.

**District Intent for Agriculture Density (1:5):** To provide land for limited residential uses in areas that are still used for timber, row crop farming and related agriculture activities. For areas to qualify for this designation, the property must have direct access to an existing County or State Roadway.

**District Intent for Agriculture Density (1:3):** To provide land for limited residential uses in agricultural areas that are no longer used for large scale timber, row crop farming and related

agriculture activities. For areas to qualify for this designation, the property must have direct access to an existing paved County or State Roadway that has the required roadway right of way in public ownership. Within this area are a few clusters of existing residential dwellings.

**District Intent for Agriculture Density (1:1):** To provide land for residential uses in areas that are immediately adjacent to mixed use land use areas, but which still have limited agricultural tracts used for timber, row crop farming and related agriculture activities. For areas to qualify for this designation, the property must have direct access to an existing paved County or State Roadway that has the required roadway right of way in public ownership and must be immediately adjacent to a designated mixed use area. These residential areas shall be treated in the same manner (as pertaining to development restrictions) as the rural residential land use category.

### **Agriculture Uses:**

1. Agricultural activities
2. Livestock
3. Aquaculture
4. Agricultural/farm dwelling units
5. Residential units
6. Agricultural support services
7. Structures and facilities related to agricultural activities
8. Agricultural product processing facilities
9. Vacant land
10. Places of worship
11. Public facilities and grounds
12. Neighborhood commercial where activities are compatible with adjacent land uses and are adequately buffered. (such uses shall be buffered from all surrounding noncommercial uses by a minimum 10' natural buffer.) The maximum square footage allowed in any neighborhood commercial structure shall be 25000 square feet.

### **Development Standards:**

- **Minimum Building Square Footage:** 600 square feet heated and cooled space
- **Maximum Building Height:** 35' feet in height, except where it might be amended by Florida Department of Transportation height restrictions around airports
- **Maximum Impervious Lot Coverage:** 50%

### **Building Setbacks:**

- A setback minimum of 25 feet from the front boundary of property line
- A setback a minimum of 10 feet from any rear boundary of property line
- A setback of 20' combined but not less than 7' on one side for side boundaries of property line
- Minimum distance between adjacent buildings on a parcel shall be ten (10) feet

- A setback minimum of 50 feet from any wetlands and/or mean high water line

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