

1. **Land Use Prohibitions.** With the exception of the general construction activities, facilities engaged in industrial activities, as defined in the Federal Environmental Protection Agency’s (EPA) National Pollution Discharge and Elimination System (NPDES) for Stormwater Associated with Industrial Activity (Chapter 40, CFR Part 122) shall not be permitted. In addition, the following activities are prohibited. *[Source: PC Comp Plan Appendix 2.132 “Critical Area Resource Management Plan,” Policy 2.132-B (4)].*
 - a. Petroleum pipelines;
 - b. Wholesale chemical operations;
 - c. Petroleum related industries and fuel dealers (with the exception of gas stations which may be permitted);
 - d. Dry cleaning plants; and
 - e. Chemical research operations.

2. **Storm Water Management and Pollution Control.** General construction activities may be permitted. However, prior to the City issuing a development permit, the City will require all such activities, regardless of threshold exemptions, to provide evidence that the criteria within the following permit requirements have been met: EPA’s NPDES, State and regional water management district stormwater criteria for preventing erosion and sediment from being discharged offsite (Rule 17-25.025(7), FAC), as well as the Pollution Source Control on Construction Sites requirements specified in Stormwater BMP 2.04 of the Florida Development Manual (DEP, 1988, Chapter 6 as hereafter may be amended). *[Source: PC Comp Plan Appendix 2.132 “Critical Area Resource Management Plan,” Policy 2.132-B (4)].*

3. **Commercial Land Use Restrictions.** Commercial activities to support activity within an Industrial zoned area shall not exceed 15 percent of the total area of the Industrial area. Retail sale of goods manufactured on the site of a business located within an Industrial area is allowed without affecting the fifteen percent (15%) of commercial activity permitted for the entire activity center provided the operation is incidental and subordinate to the manufacturing activity conducted on site and does not exceed eight percent (8%) of the total floor area or 15,000 square feet, whichever is the lesser.

4. **Residential Land Uses Prohibited.** Residential development shall be prohibited.

5. **Floor Area Ratio.** The maximum FAR shall be 0.75. Higher FARs, not to exceed 1.25 will be allowed as a conditional use upon a finding of compliance with conditional use criteria, including special design criteria of Sec. 6.5.4(B).

6. **Impervious Surface Ratio.** The ISR shall be limited to 0.7 in all cases.

Sec. 6.5.6.4. Professional Office/Institutional (PIC-NR): The following supplemental regulations are applicable to development on lands zoned PIC-NR within the US 27 North Ridge SAP and are intended to allow health related and professional

facilities and other support businesses. *[Source: PC Comp Plan Appendix 2.131-Q4-K “North Ridge Selected Area Plan”]*

1. **Characteristics.** The PIC-NR is intended to accommodate the employment and functional needs of the medical community as well as associated uses and retail and commercial uses to serve the employees within the PIC-NR. The PIC-NR will generally contain medical offices and support facilities including uses to support the employee population. General characteristics of land designated PIC-NR shall be as follows:
 - a. **Approximate Size:** 10 acres or more
 - b. **Gross Leasable Area (GLA):** More than 3,000 square feet
 - c. **Minimum Population Support:** More than 2,500 people
 - d. **Market-Area Radius:** More than 2 miles
 - e. **Typical Tenants:** Services to persons needing professional and medical services such as administrative, clerical, or professional duty offices, doctors offices, hospitals, pharmacies, medical supply retail stores, assisted living facilities, nursing homes, and small scale retail stores and services for the clients and employees of the land use category. Hotels and motels are also permitted to serve the users of the districts.

2. **Residential Use Restricted.** Residential is not permitted as a primary use, but shall be permitted on a site of twenty acres or more when duly approved as a traditional neighborhood planned unit development, including design criteria requiring that the residential development be part of a vertically mixed use structure. The residential units shall be located above ground floor office and/or commercial development and the density shall be no greater than fifteen units per acre. The height of a mixed use building shall be limited to one story of ground level commercial and two stories of residential use--a height cap of 3 stories for mixed-use buildings. *[Source: PC Comp Plan Appendix 2.131-Q1 & Policy 2.131-Q-4 (K-e) “North Ridge Selected Area Plan.” See FLUE, page B-7 special residential” allows 15-25 du/ac. But the SAP is more restrictive, see page HH-6.]*

3. **Floor Area Ratio.** The maximum floor area ratio (FAR) shall be 0.70. Higher FARs, not to exceed 1.25, will be allowed as a conditional use upon a finding of compliance with conditional use criteria, including special design criteria of Sec. 6.5.4(B).

4. **Impervious Surface Ratio.** The maximum ISR shall be limited to 0.7 in all cases. *[See PC Comp Plan Appendix 2.131-Q4-K(C) (f) “North Ridge Selected Area Plan.” The less restrictive ISR in CARMP is 0.70]*

5. **Limited Retail Commercial Use.** Retail and commercial uses may only be developed as part of a bona fide vertically mixed use structure. The residential units shall be located above ground floor office and/or commercial development and the density shall comply with medium density residential threshold and the height of a mixed use building shall be limited to one story of ground level commercial and two stories of residential use--a height cap of 3 stories for mixed-use buildings. *[See PC Comp Plan Appendix 2.131-Q4-K(C) (g) "North Ridge Selected Area Plan" for more intense alternative.]*

Sec. 6.56.5. Reserved.

Sec. 6.5.6.6. Reserved.

Sec. 6.5.6.7. Conservation (CONSV-NR): Areas zoned Conservation within the US 27/North Ridge SAP are major wetland areas on which development does not currently exist. Actual delineation of wetlands must be assessed by a field biologist or other professional with demonstrated experience in wetland delineation. Such delineations shall be verified by the appropriate agency having jurisdiction. Development shall not be permitted except for the following: *[Source: PC Comp Plan Appendix 2.131-Q4-M "North Ridge Selected Area Plan," & PC Comprehensive Plan, Policy 2.1183-A4 (b-c, e)].*

1. **Characteristics.** Conservation districts are generally characterized by property publicly or privately purchased for long-term protective purposes; and generally comprised of 1) environmentally sensitive and/or unique vegetative or animal habitats; or 2) publicly-accessible property intended for low impact open space purposes.
2. **Development Restrictions.** Development and uses permitted in a Conservation (CONSV-NR) district shall be restricted to: 1) Environmentally non-damaging access points and trails; and 2) Conservation and resource-based, non-motorized recreational uses which include:
 - a. Non-motorized boating which does not require a paved boat ramp for access.
 - b. Hiking, bicycling, nature observation, and fishing/hunting in approved locations.
 - c. Overnight primitive tent camping where permitted.
 - d. A conservation easement shall be filed on verified wetland.
3. **Floor Area Ratio.** Building floor area ratio (FAR) shall be limited within each CONSV-NR district to 0.01 FAR;