

TOWN OF CALLAHAN, FLORIDA  
ORDINANCE NO.: 2014-004

AN ORDINANCE OF THE TOWN OF CALLAHAN TO AMEND THE CALLAHAN CODE BY ADOPTING LAND DEVELOPMENT REGULATIONS FOR NEW FUTURE LAND USE CATEGORIES ADOPTED AS PART OF CALLAHAN'S COMPREHENSIVE PLAN 2025; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Comprehensive Plan 2025 adopted by the Town of Callahan established certain new future land use categories and districts and eliminated others;

WHEREAS, land development regulations must be adopted to comply with state law and to provide the orderly, safe, and advantageous development within these new future land use categories;

NOW THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CALLAHAN, FLORIDA, AS FOLLOWS:

Section 1. Section 195-33 of the Code of the Town of Callahan is hereby repealed in its entirety and replaced with a new § 195-33 that reads as follows:

§195-33. Establishment of districts.

In order to regulate and restrict the location of residences, businesses, industries, public and semipublic uses and the location of buildings erected or altered for specific use, the Town of Callahan, Florida is hereby divided into zoning districts. These districts are shown on the Official Zoning Map entitled "Zoning Atlas for Callahan, Florida," which is hereby declared a part of this chapter.<sup>4</sup> The districts delineated on the Zoning Atlas are:

District	Abbreviation
Residential Low Density	RLD
Residential Medium Density	RMD
Mixed Use	MU
Commercial Town Center	CTC
Commercial Highway	CH
Public Buildings and Facilities	PBF
Recreation	R
Conservation	C

Section 2. Section 195-34 of the Code of the Town of Callahan is hereby repealed in its entirety and replaced with a new § 195-34 that reads as follows:

§195-34. Interpretation of land use district boundaries.

The following rules shall apply where uncertainty exists with respect to the boundaries of any land use district:

- A. Unless otherwise indicated on the Future Land Use Map, the boundaries of the land use districts will follow property or lot lines; the center lines of streets, highways, railroads, alleys or shorelines of streams; or the town's corporate limits.
- B. Boundaries indicated as following shorelines shall be construed to follow such shorelines. If a change in the shorelines occur, the boundaries shall be construed as moving with the shorelines, except where such moving would change the land use status of a lot or parcel. In such case, the boundary shall be interpreted in such a manner as to avoid changing the land use status of any lot or parcel.
- C. Where a district boundary divides a lot or an unsubdivided parcel of land, the location of such boundary, unless indicated by dimensions, shall be determined by the scale on the Future Land Use Map.
- D. Where a district boundary line divides a lot which was in single ownership at the time this chapter was adopted, the Planning Commission may permit as a conditional use, the extension of the regulations for either portion of the lot.
- E. Where a public road, street or alley is officially vacated or abandoned, the regulations applicable to the property to which it became a part of shall apply.
- F. If the exact location of a land use district boundary cannot be determined by the rules stated above, the Planning Commission shall, upon request, determine the location of the land use district boundary.

Section 3. Article VIII of the Code of the Town of Callahan is hereby repealed in its entirety and replaced with a new Article VIII that reads as follows:

ARTICLE VIII  
RLD RESIDENTIAL LOW DENSITY DISTRICT

§ 195-35. Intent.

The provisions of this district are intended to preserve existing residential areas that are predominantly single family. The RLD District, in conjunction with the adopted Callahan Comprehensive Plan, will designate sites for future single-family residential development.

§ 195-36. Permitted uses.

Permitted uses shall be as follows:

A. Single-family dwellings.

B. Parks and playgrounds.

C. Owner-occupied mobile home, replacing at same location similar residential unit which has been substantially damaged or destroyed by hazard.

D. A new owner-occupied mobile home replacing at the same location a mobile home existing at the effective date of this chapter where the owners have qualified for and maintained a homestead exemption for the purpose of ad valorem taxes as determined by the Nassau County Property Appraiser for a minimum of one (I) year and the replacement mobile home is new as defined by Florida Statute.

§ 195-37. Permitted accessory uses.

Permitted accessory uses shall be as follows: see Article XIV, § 195-76.

§ 195-38. Conditional uses.

Conditional uses shall be as follows:

A. Home occupations.

B. Churches (including temporary revival establishments).

C. Day nurseries and kindergartens.

D. Barbershops and beauty parlors.

§ 195-39. Minimum lot requirements.

Minimum lot requirements shall be as follows:

A. Minimum lot width: 75 feet.

B. 7,500 Square Feet

§ 195-40. Setback requirements/undeveloped areas

A. Front yard: 25 feet.

B. Side yard: 10 feet.

C. Rear yard: 15 feet.

§ 195-41. Building restrictions.

Building restrictions shall be as follows:

A. Maximum building height: 35 feet.

§ 195-42. Density

Density may not exceed 5 dwelling units per acre on any acre of land upon which dwelling units may be constructed under all applicable local, state, and federal laws and regulations.

Section 4. Article IX of the Code of the Town of Callahan is hereby repealed in its entirety.

Section 5. Article X of the Code of the Town of Callahan is hereby repealed in its entirety and replaced with a new Article X that reads as follows:

#### ARTICLE X

##### Requirements Applicable to All Mobile Homes

§ 195-43. Requirements for mobile homes.

Regardless of the land use district in which they are located, the following requirements apply to all mobile homes:

A. All mobile homes shall be placed on supports or pillars that rest on concrete pads.

B. All mobile homes must be skirted.

C. No mobile home may be installed unless it is constructed in accordance with the standards that apply to the state's wind zone restrictions on the installation of mobile homes map. As of 2014, this

is 100 miles per hour for Nassau County.

D. Mobile homes must comply with all applicable Florida building codes and regulations. For mobile homes built after 1994, this includes the U.S. Department of Housing and Urban Development's Manufactured House Construction and Safety Standards.

E. All mobile home must be installed by a licensed mobile or manufactured home installer. All mobile homes must be installed in compliance with all applicable Florida laws and regulations, including Florida Administrative Code Chapter 15C-1.

F. Mobile homes that are being used to replace an existing mobile home are not exempt from any of the requirements of the Callahan Code or Federal or State laws and regulations, regardless of whether the prior mobile home complied with the Code, laws, or regulations.

G. Mobile home subdivisions must be developed according to the Callahan Subdivision Regulations.

Section 6. Article XI of the Code of the Town of Callahan is hereby repealed in its entirety and replaced with a new Article XI that reads as follows:

ARTICLE XI  
RMD Residential Medium Density District

§ 195-44. Intent.

The intent of the Residential Medium Density District (RMD) is to provide suitable sites for the development of multiple family residential dwellings and single family dwellings in the same land use district. These sites will be developed in accordance with the Callahan Comprehensive Plan.

§ 195-45. Permitted uses.

Permitted uses shall be as follows:

A. Single-family dwellings. Single family residential uses shall be developed in accordance with the requirements of the RLD land use district.

B. Parks and playgrounds.

C. Multifamily dwellings.

D. Duplexes and Townhouses

E. Group homes and foster care facilities.

F. Mobile home parks.

§ 195-46. Permitted accessory uses.

See Article XIV, § 195-76.

§ 195-47. Conditional uses. Conditional uses shall be as follows:

A. Home occupations.

B. Churches (including temporary revival establishments).

C. Day nurseries and kindergartens.

§ 195-48. Minimum lot requirements. Minimum lot requirements shall be as follows:

A. Multifamily dwellings:

(1) Minimum lot width: 75 feet.

(2) Minimum lot area: 7,500 square feet, plus 4,010 square feet for each dwelling unit in excess of two.

B. Duplexes and Townhouses:

(1) Minimum lot width: 75 feet.

(2) Minimum lot area: 7,500 square feet.

C. Group homes and Foster care facilities:

(1) Minimum lot width: 75 feet

(2) Minimum lot area: 7,500 square feet.

(3) Maximum lot area:

(a) Interior lot: 2,000 square feet.

(b) Exterior lot: 3,000 square feet.

§ 195-49. Setback requirements / underdeveloped areas shall be as

follows:

A. Multifamily dwellings:

(1) Front yard: 25 feet.

(2) Side yard: 10 feet.

(3) Rear yard: 15 feet.

B. Duplexes, group homes and foster care facilities:

(1) Front yard: 25 feet.

(2) Side yard: 10 feet.

(3) Rear yard: 15 feet.

C. Townhouses:

(1) Front yard: twenty-five (25) feet.

(2) Side yard:

(a) Interior lot: zero (0) feet.

(b) Exterior lot: ten (10) feet.

(3) Rear yard: fifteen (15) feet.

§ 195-50. Building restrictions. Building restrictions shall be as follows:

A. Maximum building height: 35 feet.

§ 195-51. Site plan required.

A site plan is required for development consisting of multifamily or townhouse dwelling units or group homes and foster care facilities and mobile home parks.

§ 196-52. Density

Density may not exceed 10 dwelling units per acre on any acre of land upon which dwelling units may be constructed under all applicable local, state, and federal laws and regulations.

Section 7. Article XII of the Code of the Town of Callahan is hereby repealed in its entirety and replaced with a new Article XII that reads as follows:

ARTICLE XII  
Commercial Highway District

§ 195-53. Intent.

The provisions of this district are intended to provide areas for the development of commercial uses which will provide the commercial needs of Callahan and surrounding areas. The areas designated in this district are intended to be accessible to major arterial roads in Callahan. The Commercial Highway District (CH) shall contain areas which are consistent with the commercial development guidelines established in the adopted Callahan Comprehensive Plan. It is also the intent of the CH District to encourage the concentration of commercial uses on contiguous parcels to be developed as a cohesive unit. Planned commercial developments are also encouraged.

§ 195-54. Permitted uses.

Permitted uses shall be as follows:

- A. Auto and truck service establishments which include service stations, truck stops, garages, body shops, vehicle rentals and carwashes.
- B. Retail outlets for the sale of food and pharmaceuticals, alcoholic beverages, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry, art supplies, cameras or photographic supplies, sporting goods, musical instruments, televisions and radios (including repairs), delicatessen bakery products, home furnishings and appliances (including repairs), office equipment, hardware and similar uses.
- C. Retail outlets for the sale of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, automotive vehicle parts and accessories (but not junk-yards or automobile wrecking yards), heavy machinery and equipment, dairy supplies, monuments and similar uses.
- D. Service establishments such as barber and beauty shops,

shoe repair shops, restaurants, interior decorators, photographic studios, dance or music studios, reducing salons or gymnasiums, self-service laundry or dry cleaners, tailors, hobby and gift shops, florists, dry-cleaning and laundry package plants, pest control, pawnshops, nurseries, newspaper establishments, home equipment rentals and animal kennels.

E. Professional and business offices such as architects, lawyers, engineers, real estate, insurance, dentists, physicians, accountants, banks and other financial institutions.

F. Museums, theaters (including drive-ins), skating rinks, bowling alleys, billiard parlors and similar commercial recreational uses.

G. Vocational, trade, and business schools, libraries and community centers.

H. Funeral homes.

I. Shopping centers.

J. Hotels and motels.

K. Express or parcel delivery offices, telephone exchanges, commercial parking lots.

§ 195-55. Permitted accessory uses.

Permitted accessory uses shall be as follows: see § 195-76.

§ 195-56. Conditional uses.

Conditional uses shall be as follows:

A. Hospitals, sanitariums, nursing homes, elderly and foster homes and similar uses.

B. Light manufacturing, warehousing and storage uses.

C. Churches (including temporary revival establishments).

D. Industrial uses subject to the requirements of Article XIV.

§ 195-57. Minimum lot requirements.

A. Minimum lot requirements shall be as follows: none.

B. The minimum lot size needed by the various commercial uses will be determined by the space requirements dictated by the proposed use, the required setbacks and the number of parking spaces required by this chapter.

§195-58. Setback requirements and underdeveloped areas

A. Front yard: 25 feet.

B. Side yard: 10 feet.

C. Rear yard: 15 feet.

§ 195-59. Building restrictions.

Building restrictions shall be as follows:

A. Maximum building height: 35 feet.

B. Must meet setback requirements

§ 195-60. Screening requirements.

Buildings adjacent to residential uses shall be screened by an opaque barrier at least six feet in height. See Article XIV, § 195-75.

§195-61. Site plan required.

A site plan is required for all commercial development.

Section 8. Article XIII of the Code of the Town of Callahan is hereby repealed in its entirety and replaced with a new Article XIII that reads as follows:

ARTICLE XIII  
Commercial Town Center District

§ 195-62. Intent.

The provisions of this district are intended to provide areas for the development of commercial uses which will provide the low intensity commercial needs of Callahan and surrounding areas.

§ 195-63. Permitted uses.

Permitted uses shall be as follows:

A. Retail outlets for the sale of food and pharmaceuticals, alcoholic beverages, wearing apparel, toys, sundries and lotions, books and stationery, leather goods and luggage, jewelry, art supplies, cameras or photographic supplies, sporting goods, musical instruments, televisions and radios (including repairs), delicatessen bakery products, home furnishings and appliances (including repairs), office equipment, hardware and similar uses.

B. Service establishments such as barber and beauty shops, shoe repair shops, restaurants, interior decorators, photographic studios, dance or music studios, reducing salons or gymnasiums, self-service laundry or dry cleaners, tailors, hobby and gift shops, florists, dry-cleaning and laundry package plants, pest control, pawnshops, nurseries, newspaper establishments, home equipment rentals and animal kennels.

C. Professional and business offices such as architects, lawyers, engineers, real estate, insurance, dentists, physicians, accountants, banks and other financial institutions.

D. Shopping centers.

§ 195-64. Permitted accessory uses.

Permitted accessory uses shall be as follows: see § 195-76.

§ 195-65. Conditional uses.

Conditional uses shall be as follows:

A. Hospitals, sanitariums, nursing homes, elderly and foster homes and similar uses.

B. Light manufacturing, warehousing and storage uses.

C. Churches (including temporary revival establishments).

D. Industrial uses subject to the requirements of Article XIX.

§ 195-66. Minimum lot requirements.

A. Minimum lot requirements shall be as follows: none.

B. The minimum lot size needed by the various commercial uses will be determined by the space requirements dictated by the proposed use, the required setbacks and the number of parking spaces required by this chapter.

§ 195-67. Minimum yard requirements.

Minimum yard requirements shall be as follows:

A. Front yard: twenty-five (25) feet.

B. Side yard: ten (10) feet.

C. Rear yard: fifteen (15) feet.

§ 195-68. Building restrictions.

Building restrictions shall be as follows:

A. Maximum building height: thirty-five (35) feet.

B. Maximum lot coverage: fifty percent (50%).

§ 195-69. Screening requirements.

Buildings adjacent to residential uses shall be screened by an opaque barrier at least six (6) feet in height. See Article XIV, § 195-75.

§ 195-70. Site plan required.

A site plan is required for all commercial development.

Section 9. The Code of the Town of Callahan is hereby amended by adding a new Article XVII that reads as follows:

ARTICLE XVIII  
Mixed Use District

195-101. Intent:

The mixed use land use district allows for both residential and commercial land uses on the same parcel of property. Residential uses must be developed consistent with the requirements of the Residential Medium Density land use district. Commercial uses must be developed consistent with the permitted uses of the Commercial Town land use district.

Section 10. The Code of the Town of Callahan is hereby amended by adding a new Article XIX that reads as follows:

ARTICLE XIX  
Industrial District

§ 195.102. Intent.

These provisions apply to areas that can be developed for a variety of storage, warehousing and light industrial operations or similar uses, by conditional use accordance with the provisions of the adopted Callahan Comprehensive Plan and the Town's land development regulations. These regulations will permit the normal operations of light industrial uses in a manner that will not be harmful to surrounding land uses. Industrial uses should be located in close proximity to Callahan's major thoroughfares and railway facilities. Industrial uses shall be designed so as not to disrupt the flow of traffic in Callahan. Planned industrial parks are encouraged within this district.

§ 195-103. Allowable uses.

Allowable uses shall be as follows:

- A. Wholesaling, warehousing, storage or distribution establishments and similar uses.
- B. Light manufacturing and processing establishments, including food processing (not slaughterhouses), packaging or fabricating.
- C. Printing, lithographing, publishing or similar establishments.
- D. Automobile service, sales and repair shops.
- E. Cabinet, upholstery, sheet metal and machine shops.
- F. Animal hospitals or veterinary clinics, excluding open kennels.

G. Dry-cleaning and laundry establishments.

H. Cold storage facilities.

I. Bottling plants.

J. Electrical appliances and equipment, sales and repair.

K. Establishments selling building and construction products, e.g., lumber, brick, stone and concrete.

L. Radio and television broadcasting offices, studios, antennas and transmitters.

M. Bus, truck, railroad or other transportation terminals, express offices and terminal facilities, telephone exchanges, repair or installation facilities and similar uses.

N. Outdoor storage yards and lots, excluding automobile wrecking or storage yards and junkyards.

O. All essential public services, including water, sewer, gas or electrical systems, e.g., substations, lift stations, treatment plants and similar installations.

§ 195-104. Permitted accessory uses.

Permitted accessory uses shall be as follows: see Article XIV, §195-90.

§ 195-105. Minimum lot requirements.

Minimum lot requirements shall be as follows: none.

§ 195-106. Minimum yard requirements.

Minimum yard requirements shall be as follows:

A. Front yard: twenty-five (25) feet.

B. Side yard: ten (10) feet.

C. Rear yard: fifteen (15) feet.

§ 195-107. Building restrictions.

Building restrictions shall be as follows:

A. Height.

(1) Maximum building height: thirty-five (35) feet.

(2) Structure exceeding thirty-five (35) feet in height shall increase the minimum side yard by one (1) foot for every two (2) feet of height exceeding thirty-five (35) feet.

§ 195-108. Site plan required.

A site plan is required for all industrial development.

§ 195-109. Buffering and screening

All industrial uses must be screened and buffered from adjacent non-industrial land uses so that the industrial uses does not unreasonably interfere with the adjacent non-industrial use. Industrial uses may not be adjacent to residential uses under any circumstances.

ADOPTED THIS 3<sup>rd</sup> DAY OF November, 2014.

TOWN OF CALLAHAN, FLORIDA



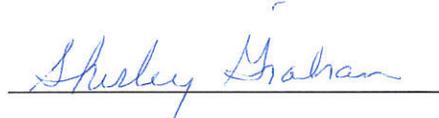
Robert Rau, Town Council President

ATTEST:



Stephanie Knagge, Town Clerk

APPROVED:



Shirley Graham, Mayor

Date of First Reading: October 6, 2014  
Dates of Publication: October 30, 2014  
Date of Public Hearing: October 6, 2014  
Second Public Hearing: November 3, 2014  
Date of Final Passage: November 3, 2014