

TLDR-23-03 (Legislative)

(Adoption Hearing BCC Land Use Meeting 03-26-2024)

Charlotte-Desoto Building Industry Association
(CDBIA)



CHARLOTTE COUNTY
FLORIDA

Proposed Changes

- To amend Section. 3-9-100.1: Buffers, by:
 - Revising Exhibit 2: Table of Minimum Buffer Requirements, to remove the buffer requirement for storage yards located on properties zoned IG or II, which abut properties zoned IG or II; providing for a fencing requirement for such uses.
 - Amending subsection (d) Special provisions.(1) to remove such buffer requirement.
- County-wide

Exhibit 2: Table of Minimum Buffer Requirements

		Abutting Zone/Use								
		RSF RE AG	RMF RMF-T	MHC	MHP	RVP	OMI	CG CN CT CHNBR CHMU	IG	II
	Environmentally Sensitive (ES)	--	--	--	--	--	--	--	--	--
Developing Lot(s) Zone/Use ¹	Single-Family Residential (RSF)									
	Residential Estate (RE)	--	--	--	--		--	--	--	--
	Agriculture (AG)									
	Excavation and Mining (EM)***									
	Bridgeless Barrier Island (BBI)	--	--	--	--	--	--	--	--	--
	Manufactured Home Conventional (MHC)	--	--	--	--	--	--	--	--	--
	Residential Multi-Family (RMF)	A	--	A	--	--	--	--	--	--
	Residential Multi-Family Tourist (RMF-T)									
	Manufactured Home Park (MHP)	B	A	B	--	--	--	--	--	--
	Recreational Vehicle Park (RVP)	C	B	C	B	--	--	--	--	--
	Office Medical and Institutional (OMI)	C	B	C	C	B	--	--	--	--
	Commercial General (CG)									
	Commercial Neighborhood (CN)									
	Commercial Tourist (CT)	C	C	C	C	B	A	--	--	--
	Charlotte Harbor Neighborhood Business Residential (CHNBR)									
	Charlotte Harbor Mixed Use (CHMU)									
								--	--	--
	Industrial General (IG)	D	D	D	D	C	C	B		--
	Industrial Intensive (II)	D	D	D	D	D	D	C		A
	Parks & Recreations (PKR) / Preserve/Mitigation Lands and Passive Use Parks	--	--	--	--	--	--	--	--	--
	Active Use Parks*	C	B	C	C	B	A	--	--	--
	Emergency and Essential Services **	B	A	B	A	A				--
	Towers*	D	C	D	D	C	C	B		A
	Storage Yards*	D	D	D	D	D	D	D		B
	¹ A specific buffer requirement may be waived in cases where the developing property will be developed with a use that is less intense than the abutting zoning, provided that such determination shall be made by the Zoning Official or his/her designee. ² Regardless of zoning, no buffer is required for storage yards located on properties zoned Industrial General (IG) or Industrial Intensive (II), which abut properties zoned IG or II; however, a chain link fence may be installed, and such fence shall be made opaque with slats or fiberglass mesh, or similar materials approved by the Zoning Official, and shall be kept in such a condition to retain opacity. ³ Buildings and structures for emergency and essential services as determined by the Board of County Commissioners. ⁴ See Earthmoving Code (Chapter 3-5, Article XXIII) for standards and requirements.									



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(d) Special provisions.

(1) The perimeter of all outdoor storage yards shall be buffered with a Type D buffer regardless of the width of any adjacent road or easement. No buffer is required ~~These buffer requirements may be reduced to Type B on interior lot lines abutting IG or II zoning districts.~~