

SECTION 4.20 "NRP" NATURAL RESOURCE PROCESSING

4.20.1 DISTRICTS AND INTENT

The "NRP" Natural Resource Processing category includes one (1) zone district: NRP. This district is intended for the processing mined resources including the buildings, plants and structures associated with the processing of mined natural resources. Performance standards are applied at lot lines (see Article 14).

4.20.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Processing of natural resources, including buildings, plants and structures associated with the processing of mined natural resources.
2. Medical clinic in connection only with natural resource processing activity.
3. Railroad switching, freight and storage yards; railroad buildings and maintenance structures.

Site and development plan approval (see Section Article 14) is required for the following uses:

1. All natural resource processing building, plant and structure development.

4.20.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures.
2. On-site signs (see Section 4.2).

4.20.4 PROHIBITED USES AND STRUCTURES

Any uses or structures not specifically, provisionally, or by reasonable implication permitted herein, including the following, which are listed for purposes of emphasis:

Any use not conforming to performance standards of Article 14.

4.20.5 SPECIAL EXCEPTIONS (see also Articles 12 and 13)

1. Off-site signs (see also Section 4.2).
2. Public buildings and facilities.

4.20.6 MINIMUM LOT REQUIREMENTS (area, width)

1. All permitted and structures (unless otherwise specified):

Minimum lot area; None.

Minimum lot width; None.

4.20.7 MINIMUM YARD REQUIREMENTS

(depth of front and rear yard, width of side yard) (See Section 4.2 for right-of-way setback requirements.)

1. All permitted or permissible uses and structures (unless otherwise specified):

Front; 20 ft., of which no less than 1/2 the depth shall be maintained

as a landscaped area; the remainder may be used for off-street parking, but not for buildings. The depth of this landscaped area shall be measured at right angles to property lines and shall be established along the entire length of and contiguous to the designated property line or lines. This landscaped area may be penetrated at right angles by driveways.

Side and Rear; 15 ft. except where a railroad spur abuts side or rear property line, in which case no yard is required.

Special Provisions: A minimum undisturbed, vegetated buffer of seventy-five (75) feet measured from the generally recognized river bank of any Outstanding Florida Water (Suwannee River), as classified by the Florida Department of Environmental Protection and fifty (50) feet measured from the generally recognized river bank of all other perennial rivers shall be required. This buffer shall be maintained for all single-family residential uses and agricultural uses and silviculture activities. All other permitted land uses shall conform with the variable buffer requirements contained in Chapter 40B-4.3030(4), Florida Administrative Code, as administered by the Water Management District. Exception shall be made for the provision of reasonable access to the river and resource-based recreational activities within buffer areas. Reasonable access shall mean the minimum amount of clearing necessary for access not to exceed twenty-five (25) feet in width.

4.20.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED
(see also Section 4.2 for exceptions)

None.

4.20.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

No structure shall exceed a 1.0 floor area ratio.

4.20.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS
(see also Section 4.2)

1. All permitted uses (unless otherwise specified):

Where a use listed under (1) above is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer which shall be not less than twenty-five (25) ft. in width along the affected rear and/or side yards as the case may be.

4.20.11 MINIMUM OFFSTREET PARKING REQUIREMENTS
(see also Section 4.2)

1. Natural Resource Processing uses: one (1) space for each one thousand five hundred (1,500) sq. ft. of floor area.
2. Other permitted uses (unless otherwise specified): one (1) space for each five hundred (500) sq. ft. of floor area.

Note: Offstreet loading required (see Section 4.2).