

## **SECTION 4.22 "EPGF" ELECTRICAL POWER GENERATING FACILITY**

### **4.22.1 DISTRICTS AND INTENT**

The "EPGF" Electrical Power Generating Facility category includes one (1) zone district: EPGF. This district is intended for electrical power generating facilities, which includes electric power plants and related uses. This public service use includes directly associated facilities for the production of electricity, including but not limited to fuel and by-product storage facilities, waste disposal areas, transmission lines and other directly associated linear facilities. Related uses, including processing, warehousing, education and visitor centers, raw materials storage, and manufacturing uses, not directly associated with the production of electricity are also permissible. To allow maximum latitude for operations, the performance standards of Section 4.2.20 are applied at district boundaries, so that uses which might not otherwise be permitted are allowable in the portions of the district not adjacent to the district boundary lines.

### **4.22.2 PERMITTED PRINCIPAL USES AND STRUCTURES**

1. Electrical power generating facility, including buildings and structures associated with the generating facility, directly associated facilities and related uses.
2. Agricultural uses such as cropland, pasture land, orchards, and groves for forestry, including areas for growing fuel.

### **4.22.3 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. Residential dwelling units for use by the owner, an employee, lessee, custodian, or security guard.
3. On-site signs (see Section 4.2).

### **4.22.4 PROHIBITED USES AND STRUCTURES**

1. 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 Section 4.2.20.

### **4.22.5 SPECIAL EXCEPTIONS** (see also Articles 12 and 13)

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

### **4.22.6 MINIMUM LOT REQUIREMENTS (area, width)**

1. All permitted uses and structures (unless otherwise specified):  
Minimum lot area   None.  
Minimum lot width   None.

- 4.22.7 **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 related uses and structures, i.e., those not directly associated with the production of electricity (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.
  2. Special Provisions: Subject to the provisions of Section 4.22.12(1), 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.
- 4.22.8 **MAXIMUM HEIGHT OF STRUCTURES**  
(see also Section 4.2 for exceptions)
- None.
- 4.22.9 **MAXIMUM LOT COVERAGE BY ALL BUILDINGS**
1. Power plant units and directly associated facilities shall occupy no more than eighty (80) percent of the total acreage of the site and shall be subject to a maximum impervious surface ratio of 0.80, except in high groundwater recharge areas.
  2. Related uses shall occupy no more than ten (10) percent of the total acreage of the site and shall not exceed a floor area ratio of 0.75.
  3. A minimum of twenty (20) percent of the total acreage of the site shall be open space. Open space shall be defined as land suitable for conservation uses, including buffer areas.
- 4.22.10 **MINIMUM LANDSCAPED BUFFERING REQUIREMENTS**  
(see also Section 4.2)
1. All permitted uses (unless otherwise specified):

Where a use listed under Section 4.22.1 above is erected or expanded, the proposed use shall provide a landscaped buffer which shall be not less than one hundred (100) ft. in width along all sides of the site except for ingress and egress corridors. Buffer areas may also contain barrier or security walls, fences, and crossings by facilities and structures, such as roads, rail, transmission lines, natural gas pipelines, water and sewer pipelines and communication lines, necessary for operation of the power plant units. Such facilities and structures will be co-located where practicable in order to minimize any impacts to environmentally sensitive areas.

4.22.11 MINIMUM OFFSTREET PARKING REQUIREMENTS  
(see also Section 4.2)

1. All permitted uses (unless otherwise specified): sufficient spaces for permanent employees and operational business invitees.

Note: Offstreet loading required (see Section 4.2).

4.22.12 PERFORMANCE STANDARDS FOR ELECTRICAL POWER GENERATING FACILITIES (see also Section 4.2.20)

The power plant units, directly associated facilities, and related uses:

1. Shall not be located within two hundred fifty (250) feet of the banks of the Alapaha, Suwannee, and Withlacoochee Rivers; provided, however, that limited crossings by linear facilities, such as roads, rail, transmission lines, natural gas pipelines, water and sewer pipelines and communication lines, necessary for the operation of the power plant units and related uses will be allowed. These linear facilities will be co-located where practicable in order to minimize any impacts to the rivers;
2. Shall be located where the effects of noise can be minimized through a combination of preserving existing vegetation, planting new vegetation, distance from property boundaries or noise sensitive uses, or through physical plant design. For the purposes of permitted levels of noise or sound emission, this zoning district shall be subject to the same standards as for the Industrial (I) zoning district;
3. Shall be located where visual impacts can be minimized through existing topography, existing or new vegetation, facility design, or distance from properties;
4. Shall provide no less than one hundred (100) foot buffers on all sides of the site except for ingress and egress corridors;
5. Shall meet all state and federal air quality standards as determined by the Florida Department of Environmental Protection and the U.S. Environmental Protection Agency through established permitting processes of those agencies;
6. Shall include in fuel and by-product storage facilities and waste disposal areas liners and leachate controls consistent with state and federal standards;
7. Shall mitigate any unavoidable impacts to environmentally sensitive areas, such as wetlands and listed species habitat, consistent with state and federal standards as determined by the appropriate state and federal agencies through Florida Department of Environmental Protection or the U.S. Environmental Protection Agency;

8. Shall provide compensatory storage for development in the one hundred (100)-year floodplain consistent with local and state standards;
9. Shall provide reasonable assurance that there will be no degradation to the water quality established by the Florida Department of Environmental Protection for receiving waters; and
10. Shall connect to central sanitary sewer, if available, or provide onsite treatment for domestic wastewater. Septic tanks shall be allowed in accordance with applicable provisions of local ordinance, including the Comprehensive Plan.

To the extent demonstration of compliance with these performance standards relies upon determinations and permits from other agencies, such approvals shall be obtained prior to commencement of construction. However, no such permits or approvals shall be required to be obtained prior to County approval of such a facility.