TOWN OF HASTINGS, FLORIDA

TOWN CODE

LAND DEVELOPMENT REGULATIONS

ARTICLE III
LAND USE:
TYPE, DENSITY, INTENSITY

3.00.00. GENERALLY.

3.00.01. Purpose. The purpose of this Article is to describe the specific uses and restrictions that apply to land use districts consistent with the Future Land Use Element of the Comprehensive Plan. These regulations are intended to allow development and use of property only in compliance with the goals, objectives, and policies in the Hastings Comprehensive Plan.

3.01.00. LAND USE DISTRICTS.

3.01.01. Generally. Land use districts for Hastings are established in the Future Land Use Element Comprehensive Plan, which includes the Future Land Use Map. The land use districts and classifications defined in the Future Land Use Element of the Hastings Comprehensive Plan and delineated on the Future Land Use Map are the general determinant of permissible activities in the jurisdiction. Specific determinations on allowable uses on a parcel by parcel basis is established in this Land Development Code and delineated on Table 3.01.02. Allowable uses are shown in Section 3.02.02 to correlate individual land use activities with land use classifications included on the Future Land Use Map.

3.01.02. Low Density Residential.

3.01.03. Medium Density Residential.

3.01.04. High Density Residential.

3.01.05. Commercial.

3.01.06. Industrial.

3.01.07. Agricultural/Forested.

3.01.08. Recreational.

3.01.09. Institutional/Public Buildings.

3.02.00. USES ALLOWED IN LAND USE DISTRICTS.

3.02.01. General. This Part defines and prescribes the specific uses allowed within each land use district described in the Comprehensive Plan and this Code.

3.02.02. Types Of Uses. A. Residential (Low, Medium and High Density)

1. The three categories of residential uses includes single-family dwellings, accessory apartments, multi-family dwellings in a variety of housing types, modular and manufactured housing.
2. While a district may be designated for residential use, it does not follow that any housing type (single-family, apartment, townhouse, etc.) is allowed. Certain areas are limited to one or more housing types in order to preserve the established character of the area. (Refer Table 3.02.02).

B. Institutional This type of use includes town facilities, educational facilities (public or private), pre-school and day care facilities (public or private), churches, residential care facilities, halfway housing, nursing home facilities, and all other similar institutional and governmental uses. Such institutional and governmental functions include:

1. Utility facilities, such as water plants, wastewater treatment plants, and electricity substations.
2. Maintenance facilities and storage yards for telephone and cable companies.

C. Recreation These uses include areas for outdoor recreational activities such as picnicking, jogging, cycling, arboretums, hiking, golf courses, play grounds, ball fields, outdoor ball courts, stables, private swimming clubs, and water-related or water-dependent uses such as boat ramps, fishing docks and piers, and all similar outdoor recreational uses, whether public or private.

D. Commercial A wide variety of general commercial, commercial recreational, entertainment, and related activities such as professional services and offices are included in this group. The following are such uses:

1. Arcades, billiards/pool parlors, bowling alleys, health clubs, and private schools such as dance and martial arts studios.
2. Professional services and offices including business and professional offices, medical offices or clinics, government offices, financial institutions without drive-up facilities, and personal service businesses where the service is performed on an individual-to-individual basis as opposed to services which are performed on objects or personal property.
3. Department stores and other retail sales stores, such as shoe stores, clothing stores, pharmacies, florists, and book stores.
4. Grocery stores, supermarkets, and specialty food stores.
5. Hotels or motels.
6. Service businesses such as blueprint, printing, catering, tailoring, travel agencies, upholstery shops, laundries/dry cleaners, and light mechanical repair stores.
8. Restaurants, including open air cafes.
9. Shopping centers.
10. Theaters and auditoriums.
11. Miniature golf, golf driving ranges.
12. Veterinary offices and animal hospital, provided the facility has no outside kennels.

13. Gasoline sales and service, combination gasoline sale and food marts, and similar facilities.
14. Taverns, bars, lounges, night clubs, and dance halls.
15. Financial institutions with drive-up facilities.
16. Restaurants with drive-up facilities. These uses are further delineated by zone in Table 3.02.02.
G. Public Service/Utility This group of activities includes those uses which provide essential or important public services. Uses include the following, and substantially similar activities, based upon similarity of characteristics:
1. Utility facilities, such as water plants, wastewater treatment plants, electricity substations serving 230 KV or greater.
2. Maintenance facilities and storage yards for schools, government agencies, and telephone and cable companies.
H. Agricultural Agricultural uses include croplands, pastures, forestry, aquiculture, feed lots, and buildings which are an accessory to these agricultural uses. This category of uses does not include processing or distribution plants for agricultural products and supplies. Residential use may be allowed. Mining is also permitted.
I. Industrial This type of use includes those wholesale and retail businesses for manufacturing, processing, storing, or distributing goods. Included in this category are uses which require primarily outdoor storage or the industrial activity itself is conducted outdoors. Such uses include, for example, LP gas storage and/or distribution exceeding 1000 gallons, and recycling centers.

3.02.03 Allowable Uses Within Each Land Use District

A. Residential Low Density The uses allowed in the Low Density Residential land use district are listed in Table 3.02.02. Such uses are allowed up to a maximum density of two (2) units per acre. The following ancillary uses are allowed in supporting these areas.
1. Recreational
2. Public Service/Utility
B. Residential Medium Density The uses allowed in this Residential land use district are listed in Table 3.02.02. Such uses are allowed from two (2) dwelling units per acre up to a maximum density of eight (8) dwelling units per acre. All others are prohibited except the following:
1. Recreational
2. Public Service/Utility
C. Residential High Density The uses allowed in this residential district are listed in Table 3.02.02 above eight (8) dwelling units per acre. All other uses are prohibited with the exception of:
1. Recreational
2. Public Service/Utility
D. Commercial The uses allowed in this Commercial land use district are listed in Table 3.02.02. All others are prohibited except the following:
1. Commercial including the sale of liquor by the drink.
2. Professional Service and Office
3. Institutional

4. Public Service/Utility
H. Industrial The following uses are allowed as listed on Table 3.02.02 in the Institutional Public Service land use district. All others are prohibited.
1. Industrial
2. Public Service/Utility
G. Agricultural The following uses are allowed as listed on Table 3.02.02 in the Agriculture land use district:
1. Agriculture
2. Mining
3. Residential
I. Forested The following uses are allowed as listed on Table 3.02.02 in the Institutional Public Service land use district. All others are prohibited.
1. Conservation
2. Recreation
J. Recreation The following uses are allowed as listed on Table 3.02.02 in the Institutional Public Service land use district. All others are prohibited.
1. Recreation
2. Conservation
F. Institutional The following uses are allowed as listed on Table 3.02.02 in the Institutional Public Service land use district. All others are prohibited.
1. Institutional
2. Recreation
3. Public Service/Utility
L. Public Buildings The following uses are allowed as listed on Table 3.02.02 in the Institutional Public Service land use district. All others are prohibited.
1. Public Buildings
2. Public Service/Utility
3. Recreation