

ORDINANCE NO. 2026-2347

CITY OF LAKE CITY, FLORIDA

1 **AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE TEXT**
2 **OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS, AS**
3 **AMENDED, PURSUANT TO AN APPLICATION, LDR 25-03, BY THE GROWTH**
4 **MANAGEMENT DEPARTMENT OF LAKE CITY, FLORIDA; PROVIDING FOR**
5 **AMENDING SECTION 4.1.1 ENTITLED ZONING DISTRICTS, ESTABLISHMENT**
6 **OF DISTRICTS BY ADDING A “MU” MIXED-USE ZONING DISTRICT;**
7 **PROVIDING FOR AMENDING SECTION 4.1.6 ENTITLED ZONING DISTRICTS,**
8 **DEFINITIONS OF GROUPINGS OF VARIOUS DISTRICTS BY ADDING A**
9 **DEFINITION OF MIXED-USE; PROVIDING FOR ADDING SECTION 4.19**
10 **ENTITLED ZONING DISTRICTS, MIXED-USE ZONING DISTRICT; PROVIDING**
11 **SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING AN**
12 **EFFECTIVE DATE**

13 **WHEREAS**, Section 166.021, Florida Statutes, as amended, empowers the City Council of the City
14 of Lake City, Florida, (the “City Council”), to prepare, adopt and enforce land development
15 regulations; and

16 **WHEREAS**, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community
17 Planning Act, requires the City Council to prepare and adopt regulations concerning the use of
18 land and water to implement the comprehensive plan; and

19 **WHEREAS**, an application for an amendment, as described below, has been filed with the City;

20 **WHEREAS**, the Planning and Zoning Board of City of Lake City, Florida, (the “Planning and Zoning
21 Board”), has been designated as the Local Planning Agency of the City of Lake City, Florida,
22 hereinafter referred to as the Local Planning Agency; and

23 **WHEREAS**, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land
24 Development Regulations, the Planning and Zoning Board, serving also as the Local Planning
25 Agency, held the required public hearing, with public notice having been provided, on said
26 application for an amendment, as described below, and at said public hearing, the Planning and
27 Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments
28 received during said public hearing concerning said application for an amendment, as described
29 below, and recommended to the City Council approval of said application for an amendment, as
30 described below; and

31 **WHEREAS**, pursuant to Section 166.041, Florida Statutes, as amended, the City Council held the
32 required public hearings, with public notice having been provided, on said application for an
33 amendment, as described below, and at said public hearings, the City Council reviewed and
34 considered all comments received during said public hearings, including the recommendation of

the Planning and Zoning Board, serving also as the Local Planning Agency, of said application for an amendment, as described below; and

WHEREAS, the City Council has determined and found that a need and justification exist for the approval of said application for an amendment, as described below; and

WHEREAS, the City Council has determined and found that approval of said application for an amendment, as described below, is consistent with the purposes and objectives of the comprehensive planning program and the Comprehensive Plan; and

WHEREAS, the City Council has determined and found that approval of said application for an amendment, as described below, will further the purposes of the Land Development Regulations and other ordinances, regulations and actions designed to implement the Comprehensive Plan; and

WHEREAS, the City Council has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare; now therefore

BE IT ENACTED BY THE PEOPLE OF THE CITY OF LAKE CITY, FLORIDA:

1. Pursuant to an application, LDR 25-03, by the Growth Management Department of Lake City, Florida, to amend the text of the Land Development Regulations, Section 4.1.1 entitled Zoning Districts, Establishment of Districts is hereby amended to read, as follows:

SECTION 4.1 ZONING DISTRICTS

4.1.1 ESTABLISHMENT OF DISTRICTS

In order to classify, regulate, and restrict the use of land, buildings, and structures; to regulate the area of yards and open spaces about buildings; to regulate the intensity of land use, and to promote orderly growth within areas subject to these land development regulations, the following zoning districts are established:

| | |
|----------------|--|
| CSV | Conservation |
| A | Agricultural |
| RSF-1, 2, 3 | Residential, Single Family |
| RSF/MH-1, 2, 3 | Residential, (Mixed) Single Family/Mobile Home |
| RMH-1, 2, 3 | Residential, Mobile Home |
| RMH-P | Residential, Mobile Home Park |
| RMF-1, 2 | Residential, Multiple Family |
| RO | Residential, Office |
| CN | Commercial, Neighborhood |
| CG | Commercial, General |
| CI | Commercial, Intensive |

| | | |
|----|------------------|---------------------------------------|
| 70 | C-CBD | Commercial, Central Business District |
| 71 | CHI | Commercial, Highway Interchange |
| 72 | ILW | Industrial, Light and Warehousing |
| 73 | I | Industrial |
| 74 | PRD | Planned Residential Development |
| 75 | <u>MU</u> | <u>Mixed-Use</u> |

- 76 2. Pursuant to an application, LDR 25-03, by the Growth Management Department of the City
77 of Lake City, Florida, to amend the text of the Land Development Regulations, Section 4.1.6
78 entitled Zoning Districts, Definitions of Groupings of Various Districts is hereby amended to
79 read, as follows:

80 4.1.6 DEFINITIONS OF GROUPINGS OF VARIOUS DISTRICTS

81 Where the phrases "all conservation districts", "conservation districts", "zoned
82 conservation", "conservation zone", or phraseology of similar intent are used in
83 these land development regulations, the phrases shall be construed to include the
84 following district:

85 CSV Conservation

86 Where the phrases "all agricultural districts", "agricultural districts", "zoned
87 agriculturally", "agricultural zone", "agriculturally zoned", or phraseology of similar
88 intent are used in these land development regulations, the phrases shall be
89 construed to include the following district:

90 A Agricultural

91 Where the phrases "one (1) family residential districts", "one (1) family residential
92 district", "zoned for one (1) family residential purposes", or phraseology of similar
93 intent are used in these land development regulations, the phrases shall be
94 construed to include the following districts:

95 RSF-1, 2, 3 Residential, Single Family

96 RSF/MH-1, 2, 3 Residential, (Mixed) Single Family/Mobile Home

97 RMH-1, 2, 3 Residential, Mobile Home

98 Where the phrases "all residential districts", "residential district", "zoned
99 residentially", "residentially zoned", "zoned for residential purposes" or
100 phraseology of similar intent are used in these land development regulations, the
101 phrases shall be construed to include the following districts:

102 RSF-1, 2, 3 Residential, Single Family

103 RSF/MH-1, 2, 3 Residential, (Mixed) Single Family/Mobile Home

| | | |
|-----|-------------|-------------------------------|
| 104 | RMH-1, 2, 3 | Residential, Mobile Home |
| 105 | RMH-P | Residential, Mobile Home Park |
| 106 | RMF-1, 2 | Residential, Multiple Family |
| 107 | RO | Residential, Office |

108 Where the phrases "commercial districts", "zoned commercially", "commercially
109 zoned", "commercial zoning", or phraseology of similar intent are used in these land
110 development regulations, the phraseology shall be construed to include the
111 following districts:

| | | |
|-----|-------|---------------------------------------|
| 112 | CN | Commercial, Neighborhood |
| 113 | CG | Commercial, General |
| 114 | CI | Commercial, Intensive |
| 115 | C-CBD | Commercial, Central Business District |
| 116 | CHI | Commercial, Highway Interchange |

117 Where the phrases "industrial districts", "zoned industrially", "industrially zoned",
118 "industrial zoned", or phraseology of similar intent, are used in these land
119 development regulations, the phraseology shall be construed to include the
120 following districts:

| | | |
|-----|-----|-----------------------------------|
| 121 | ILW | Industrial, Light and Warehousing |
| 122 | I | Industrial |

123 Where the phrases "planned residential development", "zoned for planned
124 residential development" or phrases of similar intent are used in these land
125 development regulations, the phrases shall be construed to include the following
126 districts:

| | | |
|-----|-----|---------------------------------|
| 127 | PRD | Planned Residential Development |
|-----|-----|---------------------------------|

128 **Where the phrases "mixed use district", "zoned mixed use", "mixed use zoned",**
129 **or phraseology of similar intent, are used in these land development regulations,**
130 **the phraseology shall be construed to include the following districts:**

| | | |
|-----|------------------|-------------------------|
| 131 | <u>MU</u> | <u>Mixed-Use</u> |
|-----|------------------|-------------------------|

132 3. Pursuant to an application, LDR 25-03, by the Growth Management Department of the City
133 of Lake City, Florida, to amend the text of the Land Development Regulations, Section 4.1.9
134 entitled Zoning Districts, Mixed-Use is hereby added to read, as follows:

135 **SECTION 4.19 "MU" MIXED-USE**

136 **4.19.1 DISTRICTS AND INTENT**

The Mixed District consists of two (2) zoning districts; MU-1, Residential/Commercial and MU-2, Residential/Industrial. MU-1 Zoning is to allow for the development of an integrated mix of commercial and residential uses. MU-2 Zoning District is to allow for the development of an integrated mix of industrial and residential. The intent is to create a vibrant, walkable, and bikeable community with a mix of uses and housing types. Mixed Use Zoning Districts shall be located on arterial or collector streets and where central water and wastewater facilities are available or planned to be available and adequate capacity is available.

4.19.2 PERMITTED PRINCIPAL USES AND STRUCTURES

| <u>PRINCIPAL USE</u> | <u>MU-1</u> | <u>MU-2</u> |
|---|-------------|-------------|
| <u>RESIDENTIAL</u> | | |
| <u>Single Family Dwellings</u> | <u>P</u> | <u>P</u> |
| <u>Duplex</u> | <u>P</u> | <u>P</u> |
| <u>Multi-family dwelling</u> | <u>P</u> | <u>P</u> |
| <u>Accessory dwelling unit</u> | <u>A</u> | <u>A</u> |
| <u>Townhomes</u> | <u>P</u> | <u>P</u> |
| | | |
| <u>NONRESIDENTIAL</u> | | |
| <u>Alcoholic beverage establishment</u> | <u>P</u> | <u>P</u> |
| <u>Amusement or assembly places with/without fixed seating</u> | <u>P</u> | <u>P</u> |
| <u>Adult care center</u> | <u>SE</u> | <u>SE</u> |
| <u>Auto self-service stations (See Section 4.2)</u> | <u>P</u> | <u>P</u> |
| <u>Auto service stations (See Section 4.2)</u> | <u>SE</u> | <u>P</u> |
| <u>Banks and financial institutions</u> | <u>P</u> | <u>P</u> |
| <u>Bed and breakfast establishment</u> | <u>P</u> | <u>P</u> |
| <u>Bus or transportation terminals and parcel delivery terminals</u> | <u>SE</u> | <u>SE</u> |
| <u>Carwash</u> | <u>SE</u> | <u>P</u> |
| <u>Churches and other houses of worship</u> | <u>P</u> | <u>P</u> |
| <u>Clubs, lodges, or fraternities</u> | <u>P</u> | <u>P</u> |
| <u>Dry cleaning and laundry package plants in completely enclosed buildings using nonflammable liquids such as perchloroethylene and with no odor, fumes, or steam detectable to normal senses from off the premises.</u> | <u>P</u> | <u>P</u> |
| <u>Day care center</u> | <u>SE</u> | <u>SE</u> |
| <u>Food truck court</u> | <u>P</u> | <u>P</u> |

| | | |
|---|-----------|-----------|
| <u>Hotel or motel</u> | <u>P</u> | <u>P</u> |
| <u>Manufacturing activities in a completely enclosed building</u> | | <u>P</u> |
| <u>Medical, dental, optical offices or similar uses</u> | <u>P</u> | <u>P</u> |
| <u>Microbrewery or similar uses</u> | <u>SE</u> | <u>P</u> |
| <u>Mini-Warehouses</u> | <u>SE</u> | <u>P</u> |
| <u>Museum or art gallery</u> | <u>P</u> | <u>P</u> |
| <u>Newspaper office</u> | <u>P</u> | <u>P</u> |
| <u>On-site signs (see Section 4.2)</u> | <u>A</u> | <u>A</u> |
| <u>Outdoor storage (principal use)</u> | | <u>SE</u> |
| <u>Parking garage or surface parking (principal use)</u> | <u>P</u> | <u>P</u> |
| <u>Professional, business, or technical schools</u> | <u>P</u> | <u>P</u> |
| <u>Professional or business offices</u> | <u>P</u> | <u>P</u> |
| <u>Public buildings and facilities</u> | <u>P</u> | <u>P</u> |
| <u>Recreation facilities, indoor</u> | <u>P</u> | <u>P</u> |
| <u>Recreation facilities, outdoor</u> | <u>SE</u> | <u>P</u> |
| <u>Rental of automotive vehicles, trailers and trucks</u> | <u>SE</u> | <u>P</u> |
| <u>Rental of equipment, excluding heavy equipment</u> | <u>P</u> | <u>P</u> |
| <u>Rental of equipment and heavy equipment</u> | | <u>P</u> |
| <u>Restaurant</u> | <u>P</u> | <u>P</u> |
| <u>Retail Establishments with outdoor storage or displays</u> | <u>SE</u> | <u>P</u> |
| <u>Retail Establishments without outdoor storage or displays</u> | <u>P</u> | <u>P</u> |
| <u>Truck or bus terminal or maintenance facility</u> | | <u>P</u> |
| <u>Truck stop</u> | | <u>SE</u> |
| <u>Vehicle repair</u> | | <u>SE</u> |
| <u>Vehicle sales, new</u> | <u>P</u> | <u>P</u> |
| <u>Vehicle sales, used</u> | | <u>P</u> |
| <u>Veterinary services</u> | <u>P</u> | <u>P</u> |
| <u>Warehouse, wholesale, storage or distribution facility in a completely enclosed building</u> | | <u>P</u> |

LEGEND:

P = Permitted by right; SE = Special exception; A = Accessory; Blank = Use not allowed.

NOTES:

- 1. Site and development plan approval (see Article 13) is required for all commercial developments.**
- 2. Use and structures that are customarily accessory and clearly incidental and subordinate to the permitted uses and structures are permitted with Land Development Regulations Administrator approval.**

3. Unless otherwise specified, the above uses are subject to the following limitations:

a. Sale, display, preparation, and storage to be conducted within a completely enclosed building, and no more than thirty (30) percent of floor space to be devoted to storage;

b. Products to be sold only at retail.

4.19.3 DIMENSIONAL STANDARDS

| | <u>MU-1</u> | <u>MU-2</u> |
|--|--------------|--------------|
| <u>DENSITY/INTENSITY</u> | | |
| <u>Residential density (max dwelling units per acre)</u> | <u>40</u> | <u>40</u> |
| <u>LOT STANDARDS</u> | | |
| <u>Minimum lot area, residential single family (sq. ft.)</u> | <u>3,600</u> | <u>3,600</u> |
| <u>Minimum lot area, residential non single family (sq. ft.)</u> | <u>7,200</u> | <u>7,200</u> |
| <u>Minimum lot area, non-residential (sq. ft.)</u> | <u>None</u> | <u>None</u> |
| <u>Minimum lot width, residential single family (ft.)</u> | <u>40</u> | <u>40</u> |
| <u>Minimum lot width, residential non single family (ft.)</u> | <u>80</u> | <u>80</u> |
| <u>Minimum lot width, non-residential (ft.)</u> | <u>None</u> | <u>None</u> |
| <u>Minimum lot depth, residential single family (ft.)</u> | <u>90</u> | <u>90</u> |
| <u>Minimum lot depth, residential non single family (ft.)</u> | <u>90</u> | <u>90</u> |
| <u>Minimum lot depth, non-residential (ft.)</u> | <u>None</u> | <u>None</u> |
| <u>SETBACKS (ft.)</u> | | |
| <u>RESIDENTIAL SINGLE FAMILY</u> | | |
| <u>Front</u> | <u>20</u> | <u>20</u> |
| <u>Side</u> | <u>5</u> | <u>5</u> |
| <u>Rear</u> | <u>15</u> | <u>15</u> |
| <u>RESIDENTIAL NON-SINGLE FAMILY</u> | | |
| <u>Front, duplex</u> | <u>20</u> | <u>20</u> |
| <u>Front, multi-family dwelling</u> | <u>30</u> | <u>30</u> |
| <u>Side, duplex</u> | <u>10</u> | <u>10</u> |
| <u>Side, multi-family dwelling</u> | <u>30</u> | <u>30</u> |

| | | | |
|---|-----------|-----------|-----|
| <u>Rear, duplex</u> | <u>15</u> | <u>15</u> | 162 |
| <u>Rear, multi-family dwelling</u> | <u>20</u> | <u>20</u> | |
| <u>NON-RESIDENTIAL</u> | | | |
| <u>Front</u> | <u>20</u> | <u>20</u> | |
| <u>Side</u> | <u>10</u> | <u>10</u> | |
| <u>Rear</u> | <u>15</u> | <u>15</u> | |
| <u>MAXIMUM BUILDING HEIGHT (stories)</u> | | | |
| <u>Residential Single Family and Duplex</u> | <u>3</u> | <u>3</u> | |
| <u>Residential Non-Single Family or Duplex</u> | <u>7</u> | <u>7</u> | |
| <u>Non-residential</u> | <u>7</u> | <u>7</u> | |

NOTES:

1. Lots that existed on April 1, 1996, as part of a recorded subdivision in the City are exempt from minimum density requirements or minimum lot standards.
2. Developments within this zoning district shall be location along arterial or collector roadways.

4.19.4 DESIGN STANDARDS

Building Orientation: The main entrance of buildings or units shall be located on the first floor on the primary street.

Building Exterior: Exterior materials must be durable and weather-resistant and must be applied and maintained in accordance with the manufacturer's specifications or installation instructions. All multi-family structures or non-residential structures shall have a mix on the following material on all sides that faces a street and the sides of the structures:

1. Brick masonry; stone masonry; cast stone masonry; precast concrete-architectural finish; concrete-architectural finish; glass wall system; metal panel; or
2. Stucco; fiber cement panel; fiber cement lap siding; manufactured stone; wood; or
3. Concrete masonry unit-architectural finish; concrete masonry unit-unfinished; precast concrete-unfinished; concrete-unfinished; wood composite lap siding; exterior insulation finishing systems (EIFS); synthetic stucco.

Landscape:

1. Parking lots shall be landscaped per Section 4.2.15.10 of these land development regulations.

2. All horizontal mixed-use developments shall have a ten (10) foot landscape buffer between all residential and commercial uses.
3. All non-residential developments shall have a ten (10) foot landscape buffer between any abutting street and the development.
4. All residential and non-residential development within mixed use development shall have a street scape plan submitted with the development plan. The street scape plan shall, at a minimum, have the following;
 - a. Have a mix of trees, shrubs, and grass or mulched areas.
 - b. A plant schedule shall be provided showing the botanical name, size, spacing and number of all required plant materials.
 - c. Architectural symbols depicting trees and plants to be installed.
5. Landscape areas that are not planted shall be grassed or mulched with organic materials. Grassed areas shall be planted with sod.
6. When a landscaped area is adjacent to or within a vehicular use area, curbing shall be used to protect landscaped areas from encroachment. Parking spaces shall be designed to provide pervious surface for the vehicle overhang area. Shrubs and trees shall be placed away from the wheel stop, so that they will not be encroached upon by vehicles. In lieu of curbing, the alternative means of preventing encroachment shall be shown on the site plan.
7. Any landscaped area adjacent to an intersection or driveway shall conform to the requirements for the visibility triangle contained in these land development regulations, see Section 4.2.
8. All landscape buffers shall be in accordance with Section 4.2.11 of these land development regulations.

Parking: See Section 4.2.15 for parking requirements. Land Development Regulations Administrator may approval a parking reduction if the following are conditions are met:

1. A parking study is provided showing that less parking is required; and
2. Applicant provides a park once environment plan.

Note: All non-residential parking lots shall provide a well-defined bicycle parking area.

Sidewalks:

1. All developments, unless provided otherwise in this chapter, shall provide sidewalks along all street frontage. All developments shall provide pedestrian

connections from the public sidewalk to the principal building. Entrance sidewalks shall be a minimum of five (5) feet of clear width.

2. Minimum sidewalk widths: All developments shall have a five (5) foot sidewalk on both sides of the road or a seven (7) foot sidewalk on one (1) side as a shared use path.

4. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

5. Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

6. Codifier. All text shown in ~~bold and strike through~~ is to be deleted. All text shown in **bold and underline** is adopted.

7. Effective Date. This Ordinance shall become effective upon adoption.

8. Authority. This Ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, as amended, and Sections 163.3161, through 163.3248, Florida Statutes, as amended.

PASSED UPON FIRST READING on the ____ day of January 2026.

APPROVED AND ADOPTED UPON SECOND AND FINAL READING, in regular session with a quorum present and voting, by the City Council this ____ day of January 2026.

BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA

Noah E. Walker, Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL
OF THE CITY OF LAKE CITY, FLORIDA:

Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney