

EXHIBIT A

Subdivision VI. - Uses by Special Exception

Sec. 50-762 Self-storage, RV/boat storage facilities

- (1) The minimum parcel size of 5 acres
- (2) The maximum lot coverage shall not exceed 50 percent.
- (3) The site shall be used exclusively for the parking and non-residential storage of operable boats and recreational vehicles (RVs). No retail sales, wholesale activities, equipment rentals, vehicle auctions, or other commercial enterprises shall be permitted on the premises. Furthermore, no stored vehicle or vessel shall be utilized for living quarters, temporary sleeping, or a home-based business. Routine maintenance or repairs on the stored property are strictly prohibited.
- (4) Minimum setback requirements will be 50 feet from front, 25 feet from the rear and 10 feet on the sides
- (5) There shall be a visual barrier or landscaped buffer around the perimeter. The buffer will require a visual barrier or landscaped buffer at least 25 feet in width. Landscaping in this buffer must provide a minimum of 50 percent opacity using a dense mix of shrubs and trees. All vegetation shall be Florida-friendly, drought resistant and compatible with the area soils.
- (6) Primary access must be directly onto a paved county, state or federal road. A maximum of two driveway connections are allowed if permitted by the county road department or FDOT. All entrance and exit driveway connections must also be paved (typically with asphalt or concrete) to match the structural integrity and material of the existing road.
- (7) Parking and RV/Boat storage spaces shall be constructed of a stabilized, dust-free surface. The surface may be constructed of either impervious materials (e.g., concrete, asphalt) or approved pervious materials (e.g., gravel, crushed rock, or permeable pavers).
- (8) Where office space is proposed, a minimum of one parking space per 250 square feet of office space will be required.
- (9) All lighting shall be directed and shielded so as not to cause light pollution or shine directly into or onto adjacent properties. A photometric plan will be required.
- (10) In order to address compatibility and limit off-site impacts, business hours are limited to the hours of 8:00 a.m. to 8:00 p.m., unless otherwise specified in the special exception.
- (11) Applicant must submit a concurrency evaluation application demonstrating compliance with local concurrency management regulations.
- (12) Applicant must submit a road capacity analysis completed by Levy County Road Department and FDOT (if applicable) evaluating the expected trip generation, site access

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safety, and any necessary off-site roadway improvements. Mitigation of any identified traffic impacts may be required as a condition of special exception approval.

50-700. – Generally; use table

Use (reference to code section that contains SE or CU requirements)	F/RR	A/RR	RR	R-1	R-2	RR3C	C-1	C-2	C-3	C-4	I	RMU	PF	REC	NR-CON
In this table, P=Permitted Use; CU=Conditional Use; and SE=Use by Special Exception															
Intensive Commercial and Industrial															
Self-storage, RV/boat storage facilities								P	P	P	P	SE			