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EXHIBIT A-2

**LAND DEVELOPMENT CODE  
COUNTYWIDE AMENDMENTS**

**CHAPTER 2 - DEFINITIONS**

1. Amendment to **Section 200, Definitions:**

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*Agricultural Uses, Short Term* shall mean agricultural uses projected to transition to urban or suburban development. ~~New short term agricultural uses which are subject to development order approval shall be reviewed and conditioned, when appropriate, to ensure that such uses do not have adverse impacts on adjacent existing or future residential uses.~~

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*Arterial* shall mean a route providing service which is relatively continuous and of relatively high traffic volume, long average trip length, high operating speed, and high mobility importance. The primary purpose of arterials is to provide service to major traffic movements; access to abutting property is a subordinate purpose. An arterial street (or road) is also typically characterized by restricted parking, access control, signals at important intersections and stop signs on the side streets, and typically distributes traffic to and from collector streets or roadways. Existing roads classified as Arterial are indicated on the adopted Roadway Functional Classification Map. Roads which are built or proposed subsequent to the adoption of the Comprehensive Plan shall be initially classified as Arterial only by action of the Manatee County Department of ~~Planning~~Building and Development Services, following a recommendation from the Manatee County Department of Public Works.

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*Boarding House* shall mean any building or establishment which provides two (2) or more lodging units for non-transient occupancy, which may provide dining room service; and which is subject to licensing by the Division of Hotels and Restaurants of the Florida Department of Business Regulations as a rooming or boarding house. A rooming or boarding house shall not be deemed to include a Hotel, Motel, ~~Group Care Home~~Assisted Living Facility, Recovery Home, Residential Treatment Facility, or any similar establishment. For the purpose of this Code, this use is classified as *Group Housing*.

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*Breeding Facility—Non-Wild and Non-Exotic Animals* shall mean any facility or a portion of any facility used primarily for the breeding of animals other than Exotic and Wild Animals. This definition does not to include the breeding of common household animals (see ~~Kennels~~Pet Service Establishments).

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*Bus or Train Terminal* shall mean any area or building where buses or trains stop to load and unload passengers, cargo, or luggage on a regular basis. The sale of tickets may occur in conjunction with this use.

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*Collector, road* shall mean a route ~~A route~~ providing service which is of relatively moderate average traffic volume, moderately average trip length, and moderately average operating speed. Traffic movement is a priority but there is a higher degree of land access than with an arterial road, allowing such a route to collect and distribute traffic between local roads or arterial roads and serve as a linkage between land access and mobility needs. A collector street (or road) is also one which typically collects traffic from local streets and which generally connects with Arterials, as defined herein.

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Commercial Use - An activity carried out for pecuniary gain, excluding the rental, lease of any residential, or equivalent residential, dwelling unit. This terms shall also specifically include certain uses providing residential accommodation for individuals if providing nursing services as described in Ch. 464, F.S. Includes retail, wholesale, office uses, and recreational vehicle parks.

Commercial Use, Intensive shall mean a commercial use which is either: Carrying out the sale of large or bulky items (e.g., building supplies or heavy equipment), or

- A. Providing services other than those usually associated with the normally recurrent needs of a residential area (e.g., automobile body repair shops), or
- B. Engaging in a commercial activity normally associated with significant outdoor storage, adverse noise or other adverse sensory impact, or large amounts of heavy vehicular traffic.

Intensive commercial uses are typically community or region-serving in nature. However, many community or regional commercial uses are not intensive commercial uses.

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Compatibility shall mean a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

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Density:

Residential Density, Net shall mean the total number of residential dwelling units or equivalent residential units within a residential project, or within a residential parcel contained within a project, divided by net residential acreage (as defined herein).

Residential Density, Gross shall mean the total number of residential dwelling units or equivalent residential units within a residential project, or within a residential parcel contained within a project, divided by gross residential acreage (as defined herein).

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Floor Area, Gross (gross non-residential building floor area) shall mean the sum of the horizontal areas of the several floors of all non-residential buildings or portions of buildings on a lot, measured from the exterior faces of exterior walls, and from the center line of walls separating two (2) or more buildings. The term gross floor area shall be deemed to include but shall not be limited to: basements, wall-less structures where business is transacted (including but not limited to: garden centers and outdoor eating areas and shall not include seasonal display/sales areas), elevator shafts and stairwells at each story, floor space used for mechanical equipment with structural headroom of six (6) feet six (6) inches or more, penthouses, attic space, whether or not a floor has actually been laid, providing structural headroom of six (6) feet six (6) inches or more, interior balconies, and mezzanines with structural headroom of six (6) feet six (6) inches or more. Gross floor area shall not include wall-less structures where business is not transacted, awnings, canopies, porte-cocheres, architectural buttresses, gazebos, roof overhangs, and interior parking garages and loading areas, all of which where business is not transacted. Parking garages/parking structures shall not be included in the calculation of gross floor area.

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Floor Area Ratio shall mean gross non-residential building floor area divided by gross land area related to such building area. Floor Area Ratio (F-A-R) is a measure of intensity for nonresidential development, and is calculated by determining the ratio of gross floor area of the sum of gross horizontal areas of all floors of an enclosed building measured from the exterior face of exterior walls, but not including interior parking, loading, or heights of less than six feet (in square feet), to the product of the total number of Gross Non-residential Acres (as defined herein) contained in that lot or parcel times 43,560. Height of any floor within an existing or proposed building shall not be considered in determining F-A-R of an existing building, nor considered in determining

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maximum allowable gross floor area by use of a maximum F-A-R. Where projects are proposed to contain more than one lot, Floor Area FAR shall be calculated on a project-wide basis ~~(see also definition of "Intensity")~~.

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Gross Residential Density. (See "Density")

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Industrial, light shall mean an establishment whose principal purpose is the manufacturing, assembling, compounding, processing, packing, baling, repairing, storing or distribution of products made from previously prepared basic materials, such as bond, cloth, cork, fiber, leather, paper, plastics, metals (not involving punch presses over fifty (50) tons rated capacity), stones, tobacco, wax, yarns, or wood (except where sawmills or planing mills are employed). Also included in this definition are micro-breweries. See Equipment Sales, Rental, Leasing Service and Repair, Light for repair of household appliances and office equipment.

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Industrial Uses shall mean activities within land areas predominantly connected with manufacturing, assembly, processing, distribution, or storage of products. Office uses are not precluded from classification under the term "industrial" when utilized in a broader sense.

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Infill Development shall mean the process of developing vacant or under-used parcels within existing urbanized areas that are mostly built-out and what is being built is in effect "filling in" the gaps.

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Lodging Places shall mean the use of land, structure or buildings for the provision of lodging, including, but not limited to, boarding, camps, dormitories and hotels/motels.

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Neo-Traditional Development shall mean a mixed use development allowing residential and commercial uses, having a minimum density of 3 du/ga, and exhibiting many of the following characteristics:

- A discernible center which is often a plaza, square or green, and sometimes a busy/memorable intersection.
- A transit stop within the center.
- Buildings at the center placed close to the sidewalk and to each other, creating an urban sense of spatial definition. Buildings towards the edge of the neighborhood are placed further away and further apart from each other.
- Most of the dwellings are within a five-minute walk from the center - approximately one-quarter of a mile.
- Contains a variety of dwelling types so that younger and older, singles and families and the lower income and upper income can find places to live.
- Contains places to work in the form of office buildings and live-work units.
- Shops are sufficiently varied to supply the ordinary needs of a household - such as a convenience/corner store, a post office and an ATM machine.
- A small ancillary building in the backyard of each house used as a rental apartment or a place to work.
- Elementary school generally within one mile, so that most children can walk from their dwelling.
- Small playgrounds distributed evenly throughout the neighborhood, approximately within one-eighth (1/8th) of a mile of every dwelling.
- Thoroughfares/streets within the neighborhood form a continuous network and provide connection to as many locations as feasible to adjacent developments and thoroughfares.

- Thoroughfares/streets are relatively narrow and shaded by rows of trees that slow traffic and create an appropriate environment for pedestrian and bicyclist.
- Parking lots and garage doors rarely front on the thoroughfares. Garages and parking lots are relegated to the rear of buildings and are accessed through alleys.
- Commercial buildings front directly on the sidewalk.
- Public buildings locate in prominent sites.
- Transportation connectivity - cul-de-sacs are avoided.
- Each neighborhood is a ten minute walk (one-half mile) from edge to edge.
- Higher density housing is located toward the center and often located above the retail space.
- Buildings are placed relatively close to the street, such that they are generally setback the equivalent of one-quarter the width of the lot

Net Residential Acreage shall mean the total acreage within a project proposed for residential lots or parcels, including off-street parking areas, and also meeting the following limitations:

- not subject to the jurisdiction of any local, state or federal environmental review agency.
- not part of any recreational facility within the project or part of any public facility within the project.
- not part of any natural water body below mean high water, or ordinary high water, as estimated at time of project review.
- not part of any conservation easement dedicated to Manatee County.
- not within any utility easement shown as P/SP (1) on the Future Land Use Map.

Net Residential Density. (See “Density”)

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Open Space, Landscaped shall mean that open space that is designed and landscaped to enhance the privacy and/or the amenity of the development by providing landscaping features; provide screening for the benefit of the occupants or those in neighboring areas, or achieve a general appearance of openness, or provide relief from large expanses of impervious area.

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Restaurant shall mean any establishment which provides, for compensation, food or drinks for consumption by patrons on the premises. The term shall not be deemed to include a drive-through eating establishment or drinking alcoholic beverage establishment.

Restaurant, Drive-Through shall mean any establishment which provides, for compensation, food or drinks for consumption by patrons. A drive-through restaurant shall include a pick-up or drive-through window or area and may accommodate individuals dining on the premises. The term shall not be deemed to include an eating establishment or an alcoholic beverage drinking establishment.

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Retail Sales, Community shall mean establishments, or groupings thereof, that in addition to serving day-to-day commercial needs of a neighborhood, also supply the more durable and permanent needs of a community (e.g., office supplies, home improvement centers, furniture stores, junior department stores, automobile sales).

Retail Sales, Neighborhood Convenience shall mean any commercial establishment, or groupings thereof which generally serve the day-to-day commercial-retail needs of a residential neighborhood which shall include but shall not be limited to food stores, convenience stores, drug stores, liquor stores, newsstands, bakeries, delicatessens, dairy product stores, meat and seafood shops, video rental and sales stores, and produce markets.

Retail Sales, Neighborhood General shall mean a commercial establishment or groupings thereof which generally serves more than the day-to-day commercial needs of a residential neighborhood, and which includes all uses

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~~listed under "Retail Sales, General" but which shall be limited to three thousand (3,000) square feet.~~

*Retail Sales, Regional* shall mean ~~commercial~~-establishments, or groupings thereof, which serve any or all ~~commercial-retail~~ needs of a broadly distributed population and work force (e.g., regional malls) in addition to including community-serving and other ~~commercial-retail~~ uses. However, region serving retail uses shall not include bulk warehousing or uses for which distribution of goods to other than a residential end-user is a primary or major use.

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*Strip Commercial* shall mean a form of non-residential development organized in a linear pattern along the street and designed primarily for vehicular access. Strip commercial is characterized by the following:

- A. Sites are shallow in depth;
- B. Each site has its own driveway and parking facility; and
- C. Poor accessibility and circulation for pedestrians and bicycles.

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*Subdivision* shall mean the division of a parcel of land or lot of record that results in the creation of two (2) or more parcels of land ~~under five (5) acres in size~~ for the purpose, whether immediate or future, of transfer of ownership, or, if the establishment of a new street is involved, ~~any division of such parcel~~. The term subdivision shall also include any replat.

The term *Subdivision* shall not be deemed to include, if the division of land results in parcels:

- A. The division of a site into parcels that are ~~Each greater than~~ five (5) acres or greater in area except in conjunction with the creation of a new street, or
- B. Any change in right-of-way lines or easements-; or
- C. The combining or reconfiguration of platted lots or portions thereof, ~~does not constitute a subdivision~~ when the lot area, required access and width of the resulting lots is not less than the original lots or than allowed by this Code, whichever is less provided the number of lots is not increased-; or
- D. The division of property for the conveyance of land to a federal, state, county or municipal governmental agency, entity, political subdivision, or public utility ~~does not constitute a subdivision~~, if such property is accepted by the governmental body (See Chapter 3, Part V).

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*Surface Water* shall mean water upon the surface of the earth, whether contained in bounds created naturally or artificially or diffused. Water from natural springs shall be classified as surface water when it exits from the spring onto the earth's surface.

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*Towing Service* and *Storage Establishment* shall mean any establishment where the principal use is the towing of disabled or otherwise non-operative motor vehicles and the subsequent storage of such vehicles. This definition shall not be deemed to include a junkyard or ~~motor~~ vehicle repair. For the purpose of this code, this use is classified as *Intensive Services*.

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*Urban Infill Redevelopment Area (UIRA)* shall mean an area that has been designated by the County and the City of Palmetto for the promotion of a "Florida Urban Village" design concept; strengthening neighborhood identity; encouraging mixed use commercial areas, along with compatible industrial development. This area coincides with the Palmetto – North Manatee County Enterprise Zone. See Comprehensive Plan Map G.

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*Vehicle, Domestic* shall mean any vehicle used in operation on streets or waterways and shall include but shall not be limited to automobiles, private pickup trucks, and vans, and private pleasure crafts. (See "~~Motor~~ Vehicle Repair")

definition).

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*Motor Vehicle Repair* shall include neighborhood serving, community serving or major repair establishments, as follows:

- A. Neighborhood Serving, which may include any of the following:
  - 1. Sale and service of spark plugs and batteries.
  - 2. Replacement of fan belts, brake fluids, light bulbs, fuses, floor mats, windshield wipers and blades, and mirrors.
  - 3. Fluid replacement.
  - 4. Greasing and lubrication.
  - 5. Emergency repair of wiring.
  - 6. Minor adjustment not involving removal of the head of crankcase and grinding valves.
  - 7. Battery recharging.
  - 8. Safety inspections.
- B. *Community Serving*, which may include all neighborhood serving ~~motor~~-vehicle repair and may include any of the following:
  - 9. Sale or service of distributor and ignition system parts.
  - 10. Sale, service or repair of tires, but shall not include recapping or regrooving.
  - 11. Replacement of mufflers, tail pipes, water hoses, seat covers, grease retainers, wheel bearings, and the like.
  - 12. Radiator cleaning and flushing.
  - 13. Providing and repairing fuel pumps, oil pumps, and the like.
  - 14. Minor adjustment and repair of carburetors.
  - 15. Adjusting brakes and installing exchange brake shoes.
  - 16. Wheel balancing.
  - 17. Warranty maintenance.
  - 18. Other minor servicing of a similar intensity to those listed above.
- C. *Major*. Activities of greater intensity than those listed in (A) or (B). Major ~~motor~~-vehicle repair shall also include the repair of boats and boat motors. (See Section 704531.56, ~~Motor Vehicle Repair~~).

D. \*\*\*

*Water-Enhanced Uses* shall mean uses which are not water-dependent but whose value is increased due to location along the water. Any such increase in value is unrelated to generally increased property values of waterfront property.

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*Water-Related Uses* shall mean activities which are not directly dependent upon access to water body, but which provide goods and services that are directly associated with water-dependent or waterway uses.

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*Wetland, Non-Viable* shall mean an isolated wetland less than 0.5 acres in size, with a UMAM score of 0.4 or less that does not support listed plant or animal species and is not connected by standing or flowing surface water at seasonal high water level to one (1) or more wetlands where the combined wetland acreage is greater than 0.5

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acres.