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**COMPREHENSIVE PLAN**  
**COUNTYWIDE AMENDMENTS**  
**DEFINITIONS**

1. Amendment to introduction paragraph as follows:

The following definitions shall be used in review or interpretation of this Comprehensive Plan. Where a definition contained within this section is different or inconsistent with the definition contained in enabling State legislation (§163.3164, F.S.), ~~or is inconsistent with the definition contained in Section 9J-5.003, F.A.C.~~, the definition contained herein shall be utilized.

2. Amendment to the following definitions:

~~**Abandoned Dump Site** – Inactive waste locations which have been used for disposal of garbage and/or hazardous waste.~~

**Accessory Lodging Units** - A lodge or other such rooming facility; under 70 rooms in size; that is an integral part of an existing or proposed recreational facility or environmental resource and shall only be allowed within large projects and DRI's.

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~~**Affordable** – Where monthly rents or monthly mortgage payments including taxes and insurance do not exceed thirty (30) percent of that amount which represents the percentage of the median annual gross income for the households which are classified as a Low-Income household, Moderate Income household or a Very-Low Income household. However, it is not the intent to limit an individual household's ability to devote more than thirty (30) percent of its income for housing, and housing for which a household devotes more than thirty (30) percent of its income shall be deemed affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the thirty (30) percent benchmark.~~

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~~**Airport Hazard** - An obstruction to air navigation that affects the safe and efficient use of navigable airspace or the operation of planned or existing air navigation and communication facilities. Any structure or tree or use of land which would exceed the federal obstruction standards as contained in 14 C.F.R., Subsection 77.21, 77.23, and 77.25 (revised March 4, 1972) and which obstructs the airspace required for the flight of aircraft in landing or taking off at an airport or is otherwise hazardous to such landing or taking off of aircraft.~~

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~~**Amnesty Days [Hazardous Waste]** – Voluntary program which allows citizens to bring small quantities of hazardous wastes to a central collection facility for proper disposal.~~

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**Arterial Road (Arterial)** - 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. ~~Arterial roads shall also be consistent with the definition of "Arterial Road" contained in 9J-5.003(6), Florida Administrative Code.~~ 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. Any such classification shall occur prior to the road being indicated on the Roadway Functional Classification Map as

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an Arterial. Any such added Arterial shall be subject to final functional classification by the Florida Department of Transportation periodically, pursuant to procedures identified in Rule 14-12, Florida Administrative Code.

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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. Also including Recreational Vehicle Parks. ~~Includes~~ retail, wholesale, and office uses.

**Commercial Use, Intensive** - A commercial use which is either:

- carrying out the sale of large or bulky items (e.g., building supplies or heavy equipment), or
- providing services other than those usually associated with the normally recurrent needs of a residential area (e.g., automobile body repair shops), or
- 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 region-serving commercial uses are not intensive commercial uses.

~~These Intensive commercial~~ uses may include certain retail trade, wholesale trade, personal service, or professional service uses which, by nature of either the customary operation of the use, or the manner in which such uses customarily utilize a site, are likely to have adverse impacts on adjacent or nearby residential uses. Retail or office uses may not be determined to be intensive solely on the basis of gross building area or level of traffic impact, or building height.

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~~Compatible - Not having significant adverse impact, defined by specific goals, objectives, or policies within this Comprehensive Plan. Also, with limited variation from adjacent uses in net density, in type and use of structures (unless highly complimentary), and with limited variation in visual impact on adjacent land uses. In the instance of certain adjacent or proximate uses, compatibility may be achieved through the use of mitigative measures. 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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**Dwelling (Residential) Unit** - A conventional or ~~manufactured mobile~~, detached or attached structure constituting a single, independent, habitable unit used for, or intended to be used for, living, sleeping, sanitation, cooking, and eating purposes by one family only, for owner occupancy or for rental, lease or other occupancy on a weekly or longer basis, and containing kitchen, sanitary and sleeping facilities not shared by any other such unit. Recreational vehicles shall not be considered as dwelling units. This definition may be subject to further clarification in any land development regulations implementing this Comprehensive Plan. As used in this definition, family shall be further defined by reference to land development regulations developed pursuant to ~~Section~~ 163.3202, F. S.

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~~e.g. - For example, including, but not limited to.~~

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**Hazardous Waste** - As defined ~~at-in~~ 40 CFR 261.3., more generally defined as a waste, or a combination of wastes which, because of its quantity, concentration, physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed, stored, treated, or otherwise managed.

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Infill Development - 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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**Lots of Record** - Either a lot or contiguous lots which exist, under single ownership at time of adoption of this Comprehensive Plan, and which are part of a subdivision, the plat of which has been recorded in the office of the Clerk of the Circuit Court of Manatee County; or any parcel of land not part of a subdivision, that has been officially recorded by deed in the office of the Clerk; provided such platted lot or parcel was of a size which met the minimum lot area requirement for the zoning district in which the lot or parcel was located at the time of recording, or provided that the deed for the lot or parcel was recorded prior to the effective date of zoning in the area where the lot is located. Notwithstanding the above, all lots of record shall also be consistent with any standard lot provisions contained in land development regulations developed pursuant to Section 163.3202, F. S.

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~~**Low-Income Affordable Housing** - Dwelling units which are sold or leased for an amount which may be considered within reasonable reach of a very low or low income household. Value/cost of such units shall be calculated based upon an approved methodology.~~

**Low-Income Household** - One or more natural persons or a family; ~~with a the~~ total annual ~~adjusted~~ gross household income ~~of~~ which does not exceed 80 percent of the median annual ~~adjusted gross income for households within the State, or 80 percent of the median annual adjusted gross income for households within Manatee County, adjusted for family size for households within the metropolitan statistical area, the County, or the non-metropolitan median for the state, whichever amount is greatest.~~

**Low-Intensity Recreational Use** - Any commercial or noncommercial recreation use which, by nature of either the customary operation of the use; or the manner in which such uses customarily utilize a site, does not have adverse impacts on adjacent or nearby residential uses, or on natural resources. Such uses may be further defined and, if appropriate, be listed in any land development regulations developed pursuant to Section 163.3202, F.S., and shall specifically include golf courses.

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~~**Manufactured Home** - A structure, transportable in one or more sections, which, in the traveling mode, is eight feet or more in width, and which is built on a wood or metal frame and is designed to be used as a dwelling with or without a permanent~~

~~foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein. If fabricated after June 15, 1976, each section bears a U.S. Department of Housing and Urban Development label certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standards (e.g., "manufactured homes" include what is commonly known as a mobile home).~~

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**Mobile Home** - Shall have the meaning set forth in Section 513.01, Florida Statutes.

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**Moderate-Income Household** - One or more natural persons or a family; ~~with a the~~ total annual ~~adjusted~~ gross household income of which ~~is less than does not exceed~~ 120 percent of the median annual ~~adjusted gross income adjusted for family size for households within the metropolitan statistical area, the County, or the non-metropolitan median for the state, whichever is greatest, for households within Manatee County.~~

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**Neo-Traditional Development** - A mixed use development allowing residential and commercial uses, having a minimum density of three dwelling units per gross acre , 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 ~~should be located~~ within the center.
- Buildings at the center are 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: ~~houses and apartments~~ so that younger and older, singles and families and the lower income and upper income can find places to live.
- There are 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 ~~should be permitted~~ within the backyard of each house - to be used as a rental apartment or a place to work.
- ~~There should be an e~~Elementary school, generally within one mile, so that most children can walk from their dwelling.
- Small playgrounds ~~are~~ 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 P~~parking ~~is~~ lots are relegated to the rear of buildings.
- Commercial buildings front directly on the sidewalk with parking lots to the side or rear of the buildings
- Certain prominent sites are reserved for public buildings.
- Transportation connectivity - Cul-de-sacs should be avoided ~~where not absolutely necessary~~
- Each neighborhood ~~should be~~ is a maximum ten minute walk (one-half mile) from edge to edge.
- Higher density of housing ~~shall be~~ is located toward the center ~~with and often located above the~~ retail space ~~located within the center~~
- Buildings are placed relatively close to the street, such that they are generally set back the equivalent of one-quarter the width of the lot
- Most lots smaller than 70' wide shall be served by a rear alley to access garages

~~Neotraditional development shall be a minimum of three (3) dwelling units per gross acre (3 du/ga) or higher. Residential land uses shall limit commercial uses to small.~~

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**Net Residential Acreage** - 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

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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.
- other limitations as described in land development regulations developed pursuant to [Section 163.3202](#), F.S.

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**~~Professional/Personal Services~~ Office Use** – shall mean any room, studio, suite or building in which a person/persons transact business or carries on a stated occupation or an office wherein the primary use is the conduct of business by professionals such as engineers, architects, planners, land surveyors, artists, musicians, lawyers, accountants, real estate brokers, insurance agents, and dentists or physicians’ offices or other office uses. An office shall not involve manufacturing or industrial uses (see LDC for further clarification).

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**Regional Park** - Regional parks are large, resource-based areas that serve two or more counties and are usually within an hour's driving distance of the residents they serve. A space allowance of twenty acres per 1,000 population, or other space requirement as established in adopted level of service standards, is preferred. The park should serve a population of 500,000 and should range in [sitesize](#) from a minimum of 250 acres to as much as several thousand acres. Because regional parks are generally designed for resource-based activities, location is dependent upon the availability of high quality natural resources capable of being developed and used for outdoor recreation.

Typical facilities provided at a regional park include water-based recreation sites, camping areas, natural lands, nature trails, multi-use trails, picnic areas and other facilities not requiring intensive development. Parking areas are necessary support facilities and should be designed to minimize adverse effects on the natural environment. The most prominent feature of a regional park is that it provides recreational opportunities that, through the design and development of outdoor recreation resources and facilities, capitalize on the natural environment and promote an atmosphere of beauty and serenity.

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**Residential Treatment Facility** - [A 24-hour residential program](#)~~Any establishment, other than a hospital, or nursing home,~~ providing relatively intensive diagnostic or therapeutic services for its residents for alcoholism, drug abuse, mental illness, emotional [or social](#) problems, development disabilities or similar conditions. [A residential treatment facility shall not be deemed to include a nursing home, hospital, assisted living facility, dormitory \(although a dormitory facility may be included as a part of a residential treatment facility\), family care home, or emergency shelter.](#)

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**Strip Commercial** - [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:](#)

- [Sites are shallow in depth;](#)
- [Each site has its own driveway and parking facility; and](#)
- [Poor accessibility and circulation for pedestrians and bicycles.](#)

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**Surface Waters** - ~~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. A recognizable permanent body of water, including swamp or marsh areas, contained within a discernible boundary or bank created naturally or artificially. Water from natural springs shall be classified as surface water when it exists from the spring onto the earth's surface.~~

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