



## CHAPTER 2

### ZONING DISTRICTS AND USES

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**2.00.00 GENERALLY**

**2.00.01 Purpose and Intent**

- A. It is the purpose of this chapter to establish and adopt zoning districts to govern the use of land, water, and structures in the City.
- B. It is the intent of the City Commission that the regulations set forth in this chapter governing the use of land, water, and buildings apply to all land, water, and buildings included within the boundaries of each district shown on the Zoning Map.

**2.00.02 Official Zoning Map**

- A. Zoning districts are hereby established for all land and water areas included within the boundaries of each district as shown on the “Zoning Map, Fernandina Beach, Florida.”
- B. The Zoning Map and all notations, references, and other information shown on the Zoning Map are as much a part of this LDC as if the information set forth thereon were fully described and set out in this LDC.
- C. Table 2.00.02(C) shows the relationship between zoning districts and the land use categories on the Future Land Use Map (FLUM). An “X” indicates that the zoning district is permissible within the indicated category on the FLUM.

**Table 2.00.02(C). Relationship between Zoning Districts and Future Land Use Map Categories**

Zoning Districts:	R-E	R1-G	R-1	RLM	R-2	R-3	OT-1	OT-2	MU-1	C-1	C-2	C-3	I-1	I-A	I-W	W-1	PI-1	REC	CON
FLUM Land Use Categories:																			
Low Density Residential	X	X	X																
Medium Density Residential			X	X	X														
High Density Residential						X	X	X											
Office and Residential Mixed Use								X	X										
General Commercial										X	X								
Central Business District												X							
Industrial													X	X					
Industrial Waterfront															X				
Waterfront Mixed Use																X			
Recreation																		X	
Conservation																			X
Public and Institutional																	X		

### **2.00.03 Establishment of District Boundary**

Where a district boundary divides the area of a lot unequally, the district classification and regulations of the larger portion shall apply to the remaining smaller portion of the lot.

## **2.01.00 ESTABLISHMENT AND PURPOSE OF ZONING DISTRICTS**

This section describes the purpose of each zoning district. Specific uses permissible within each zoning district are identified in Tables 2.03.02 and 2.03.03. Uses are permissible subject to compliance with standards for the zoning district, applicable overlay districts, and specific uses. Standards are set forth in Chapters 4, 5, 6, and 8.

### **2.01.01 Residential Estate (R-E)**

The R-E District is intended for the development of very low density, single-family residential uses where the keeping of certain livestock is permissible.

### **2.01.02 Residential Golf (R1-G)**

The R-1G district is intended for development of low density single-family residential units surrounding the municipal golf course. The Residential Golf designation is established to protect the quality and character of existing low-density single-family neighborhoods.

### **2.01.03 Low Density Residential (R-1)**

The R-1 District is intended for the development of low-density single-family detached homes on individual lots. Single-family attached homes may be allowed through the PUD process. The low-density residential designation is established to protect the quality and character of existing low-density single-family neighborhoods.

### **2.01.04 Low-medium Density Residential (RLM)**

The RLM District is intended for the development of low- to medium-density single-family homes on individual lots. This designation is intended to provide for a more urban neighborhood with a higher density than the R-1 District and a lower density than the R-2 District.

### **2.01.05 Medium Density Residential (R-2)**

The R-2 District is intended for the development, redevelopment, or maintenance of stable medium-density residential neighborhoods. The medium-density residential designation includes a mixture of single- and multi-family structure types.

### **2.01.06 High Density Residential (R-3)**

The R-3 District is intended for the development of high-density residential uses allowing both single- and multi-family dwellings. Bed and breakfast inns and resort rental dwellings may be allowed, subject to additional design standards. Limited neighborhood commercial uses may be allowed through the PUD process.

**2.01.07 Old Town Historic District One (OT-1)**

The OT-1 District is intended to protect the unique historic features and uses in the single-family residential area of the Old Town Historic District. The OT-1 District is intended for the development and maintenance of single-family residential dwellings, along with their customary accessory uses on the same lot.

**2.01.08 Old Town Historic District Two (OT-2)**

The OT-2 District is intended to protect the unique historic features and uses in the mixed-use area of the Old Town Historic District. The OT-2 District is intended for the development and maintenance of single-family residential dwellings, along with their customary accessory uses on the same lot. Limited neighborhood commercial may be permissible.

**2.01.09 Mixed Use (MU-1)**

The MU-1 District is intended for the development of a combination of residential, office, and limited neighborhood commercial uses. The Mixed Use District encourages well-planned development and redevelopment of areas that feature compatible, interrelated uses including single-family and multi-family residential units; medical, business, and professional offices; personal service establishments with limited inventory of goods; and limited neighborhood commercial uses.

**2.01.10 Community Commercial (C-1)**

The C-1 District is intended for the development of land uses to accommodate commercial businesses and offices providing goods and services to more than a few neighborhoods, and land uses that are complimentary to low- and medium-density residential areas. The Community Commercial District recognizes the desire for convenience goods and services in close proximity to residential neighborhoods, provided that such uses are limited in intensity as set forth in the design standards in this LDC.

**2.01.11 General Commercial (C-2)**

The C-2 District is intended for the development of land uses to accommodate offices; commercial retail; personal services establishments; restaurants; transient accommodations; uses that provide sales and services for several neighborhoods; repair shops; retail sales and services; and other similar commercial uses. The General Commercial District recognizes existing development with locations that have access to arterial roads.

**2.01.12 Central Business District (C-3)**

The C-3 District is intended for the development of land uses within the central business district as the City's center for residential, financial, commercial, governmental, professional, and cultural activities. The Central Business District category is designed to accommodate single-family or duplex residential uses, either freestanding or in mixed residential and business use structures; offices; commercial retail; personal services establishments; restaurants; transient accommodations; commercial parking facilities; civic uses; and cultural uses.

### **2.01.13 Industrial (I-1)**

The I-1 District is intended for the development of warehousing, fabrication, storage, and commercial services. The Industrial District recognizes existing development with locations that have access to major highways. The designation of land for the I-1 District shall be based on compatibility with surrounding land uses, considering environmental sensitivity, intensity of use, hours of operation, heat, glare, fumes, noise, and visual impacts.

### **2.01.14 Industrial Airport (I-A)**

The Industrial Airport District is intended for the development of property surrounding the airport. The Industrial Airport District recognizes the desire for development of more intensive commercial uses in proximity to the airport and golf courses including lodging accommodations.

### **2.01.15 Waterfront Industrial (I-W)**

The I-W District is intended for the development of water dependent and water-related manufacturing, assembling, storage, distribution, sales, and port operations that are generally high intensity. The Waterfront Industrial District recognizes existing industrial development with locations that have access to transportation facilities by air, rail, ship, or highway. The designation of land for the I-W District shall be based on compatibility with surrounding land uses, considering environmental sensitivity, intensity of use, hours of operation, heat, glare, fumes, noise, and visual impacts.

### **2.01.16 Waterfront Mixed Use (W-1)**

The W-1 District is intended for the development and/or re-development of waterfront land fronting the Amelia River within the CRA only. The Waterfront Mixed Use District recognizes the desire to maintain existing water related uses while providing a wider range of uses to encourage developments which enhance the public's use of and access to the waterfront.

### **2.01.17 Public and Institutional (PI-1)**

The PI-1 District is intended for the development and maintenance of publicly owned lands and structures, parks and recreation areas, public schools, and buildings used principally for government functions. Federal, State, regional, and local government land uses are permissible.

### **2.01.18 Conservation (CON)**

The CON District is intended to provide for the long-term protection and preservation of environmentally sensitive natural resource systems. Development within the Conservation District is limited to buildings that are supportive of and accessory to the conservation land uses, such as interpretative centers, rest rooms, or covered picnic pavilions. Other uses may include docks, boardwalks, hiking trails, and picnic areas. These uses shall be limited in location and extent, and shall avoid adverse impacts on the hydrologic functions of wetlands, natural systems, habitats, water quality, shorelines, marine life, and coastal resources.

### **2.01.19 Recreation (REC)**

The REC District is intended to provide a location for land devoted to public or private parks and recreation facilities. The types of parks and facilities include passive parks and open spaces, activity-based parks and recreation areas, and publicly-owned recreation facilities.

## **2.02.00 ESTABLISHMENT AND PURPOSE OF OVERLAY DISTRICTS**

### **2.02.01 Generally**

The purpose of overlay districts is to provide a means of modifying the site design requirements that are otherwise applicable to the underlying zoning district(s). The site design standards and other development criteria applicable within an overlay district shall supersede the standards and criteria applicable within the underlying zoning district, but shall not supersede any applicable supplemental standards.

### **2.02.02 Planned Unit Development Overlay**

The Planned Unit Development (PUD) Overlay is intended to provide for more than one (1) land use within a mixed use development; allow more than one (1) housing type within a residential PUD; allow innovative arrangement of streets, lots, uses, and buildings; and to improve the efficient use of infrastructure by the clustering of homes, businesses, and other uses in a coordinated, planned development.

### **2.02.03 Historic District Overlays**

The Historic District Overlays are intended to preserve the form, function, image, residential balance, and ambiance of the historic Centre Street and surrounding area as the ceremonial, civic, and cultural center of the City. The Overlays also cover the Old Town Historic District as well as the Amelia Island Lighthouse, Oxley-Heard Funeral Home, and Peck Center. The Historic District Overlay Boundaries are incorporated by reference through City of Fernandina Beach Ordinance numbers 526, 749, 846, 1995-12, 1997-24, and 2010-24. Areas within the Historic District Overlays shall be planned and managed following the guidelines established for the construction and renovation of buildings and use of land within the Historic Districts. (See Chapter 8 regarding guidelines for development in Historic Districts.)

### **2.02.04 Community Redevelopment Area Overlay**

The Community Redevelopment Area (CRA) Overlay is intended to provide for and identify priority areas for coordinated redevelopment and revitalization activities. The CRA Overlay encourages improvement of infrastructure and commercial development. The CRA Overlay Boundaries are incorporated by reference through City of Fernandina Beach Resolution 2006-28. (See Chapter 8 regarding guidelines for development in the CRA.)

### **2.02.05 Airport Area Overlay**

The Airport Area Overlay is intended to provide for appropriate land use on and adjacent to the Fernandina Beach Municipal Airport lands through protection of the operational areas, reduction of noise impacts, and preservation of ecologically unique areas. The Airport Area Overlay encourages light, clean industry that is consistent with and supportive of airport operations.

**2.02.06 Urban Core Overlay**

(Reserved.)

**2.03.00 LAND USES PERMITTED IN EACH ZONING DISTRICT**

**2.03.01 How to Read the Table of Uses**

- A. Table 2.03.02 sets for the permissible uses within zoning districts. The letter “P” indicates that the land use is permissible, subject to compliance with the standards of the zoning district. Additional standards for Commerce Parks, Large Scale Commercial Development, and Telecommunications Facilities are applicable and are located in Chapter 6.
- B. The letter “S” indicates that the land use is permissible, subject to compliance with the standards of the zoning district, and the supplemental standards specified for the use. Supplemental standards are contained in Section 6.02.00.
- C. An empty cell indicates the land use is prohibited.
- D. Any land use that is not identified in Table 2.03.02 is prohibited. A property owner may request an interpretation to determine if a use that is not identified is permissible, based on substantial similarity of the requested use to permissible uses within the zoning district in which the property is located. A requested use shall be considered substantially similar when the characteristics of the requested use are equivalent in type, intensity, degree, or impact when compared to a use named in Table 2.03.02. Such characteristics include, but are not limited to:
  - 1. Typical hours of operation;
  - 2. Use of outdoor storage;
  - 3. Trip generation rates;
  - 4. Generation of noise, light pollution, odor, smoke, electromagnetic interference, or vibration; and
  - 5. Customary functions of the use.

2.03.02 Table of Land Uses

Table 2.03.02. Table of Land Uses

P – Permissible  S – Permissible Subject to Supplemental Standards  Blank-Prohibited  Land Uses:	Zoning Districts																		
	R-E	R1-G	R-1	RLM	R-2	R-3	OT-1	OT-2	MU-1	C-1	C-2	C-3	I-1	I-A	I-W	W-1	PI-1	CON	REC
Adult Entertainment													S						
Airports and Heliports													P	P					
Animal Hospital or Veterinary Clinic										P			P	P					
Asphalt or Concrete Plant													S	S					
Automobile Sales, New and Used										P			P	P					
Automobile Repair, Garage, Body Shop										P			P	P					
Automotive Rental Agencies										P			P	P	P	P			
Bakery Plant													P	P					
Bed and Breakfast Inns						S		S	S			S							
Book and Stationery Stores								P	P	P	P	P	P	P		P			
Bottling Plants													P	P					
Bulk Storage Yards – Liquid													P	P					
Bulk Storage Yards – Solids													P	P					
Bus Terminals and Taxi Stations											P		P	P					
Business Colleges; Commercial, Trade, Vocational, and Arts Schools											P	P	P	P			P		
Business Services such as Copying, Mailing, or Printing										S	P	S	P	P					
Cemeteries	S	S	S	S	S	S	S	S	S									P	
Clubs, Public or Private; Community and Recreation Centers			S	S	S	S			S	P	P	P	P	P		P	P		
Commercial Fishing Facilities															P	P			



<b>P – Permissible</b>  <b>S – Permissible Subject to Supplemental Standards</b>  <b>Blank-Prohibited</b>	Zoning Districts																		
	R-E	R1-G	R-1	RLM	R-2	R-3	OT-1	OT-2	MU-1	C-1	C-2	C-3	I-1	I-A	I-W	W-1	PI-1	CON	REC
Construction, Sales, and/or Maintenance of Boats and Ships; Marine Supply													P	P	P	P			
Craft Distillery, Small-Scale Brewery or Winery									S	S	S	S	P	P	P				
Day Care Center									S	S	P	P					P		
Dog Dining- Outdoors Only								S	S	S	S	S	S	S	S	S			
Distribution, Packing, and Shipping													P	P	P	P			
Drug Store or Pharmacy									P	P	P	S	P	P		P			
Essential Public Services, such as Transmission Lines and Lift Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P
Financial Institutions, Banks, and Credit Unions								P	P		P	P	P	P					
Freight and Moving Establishments													P	P					
Funeral Home and Mortuary									P		P		P	P					
Gasoline Station, with or without a Convenience Store										P	P		P	P	P				
Golf Course		P											P	P			P		P
Grocery Store								P	P		P	P	P	P		P			
Group Homes	S	S	S	S	S	S			S			S							
Government and Civic Buildings, including Library and Museum									P			P					P		
Health Clubs and Gyms											P	P	P	P					
Hospital																	S		
Junk and Salvage Yards																			
Laundry and Dry Cleaning, On-Site, including Self-Service Laundry											P		P	P					
Laundry and Dry Cleaning, Pick-Up Only								P	P	P	P								

	Zoning Districts																		
	R-E	R1-G	R-1	RLM	R-2	R-3	OT-1	OT-2	MU-1	C-1	C-2	C-3	I-1	I-A	I-W	W-1	PI-1	CON	REC
<b>P – Permissible</b>																			
<b>S – Permissible Subject to Supplemental Standards</b>																			
<b>Blank-Prohibited</b>																			
Light Indoor Manufacturing Uses, including Packaging and Fabricating													P	P					
Liquor Store, Lounge, and Bar (without drive-through window)									S	S	P	S	P	P		P			
Lodging Accommodations										S	P	P		S					
Lumber and Building Supply											S		P	S	P				
Manufacturing and/or Assembly – Artisan									P	P	P	P	P	P	P	P			
Manufacturing and/or Assembly – Heavy													P	P					
Manufacturing and/or Assembly – Light													P	P					
Manufacturing and/or Assembly – Water Related													P	P	P	P			
Marina												S			S	S	S		
Marine recreation, such as kayak or boat rentals, sailing schools, etc.															P	P			
Marine research and educational facilities															P	P			
Medical and Dental Clinics										P	P		P	P				P	
Mini-storage or Self-storage Facility											S		P	P					
Music, Dancing, Photography, or Art Studios									P	P		P	P	P		P	P		
Outside Sales										S	S		S	S		S			
Parking Lots and Parking Garages											P	P	P	P	P			P	
Parks, Public		P													P	P	P		P
Parks, Private or with Stadium Style Lighting															S		S		S

	Zoning Districts																		
	R-E	R1-G	R-1	RLM	R-2	R-3	OT-1	OT-2	MU-1	C-1	C-2	C-3	I-1	I-A	I-W	W-1	PI-1	CON	REC
<b>P – Permissible</b>																			
<b>S – Permissible Subject to Supplemental Standards</b>																			
<b>Blank-Prohibited</b>																			
Personal Services, such as beauty/barber shops, tattoo parlor, massage or acupuncture therapy									P	P	P	P	P	P		P			
Picnic Areas, Trails, and Nature Facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Piers, Docks, and Wharves													P		P	P			P
Professional Offices								P	P	P	P	P	P	P		P			
Public Recreation Buildings		P	P	P	P	P									P	P	P		P
Radio, Television, and Telecommunication Towers													S	S	S		S		
Recreation, Outdoor Amusements, such as Miniature Golf or Fishing Piers, Excluding Amusement Parks and Drive-in Theaters											S	S			S	S	S		S
Recreation, Indoor Facilities, such as Billiard Parlors, Bowling Alleys, Game Rooms, and Skating Rinks											S	S	S	S			S		S
Railroad Facilities													P		P	P			
Religious Facilities	S		S	S	S	S	S	S	S	P	P	P							
Research and Development Facilities													P	P	P				
<b>Residential Uses:</b>																			
Single-Family	P		P	P	P	P	P	P	P			P				P			
Two- and Three-Family					P	P			P			P							
Four- or More Family						P						P							
Group Residential (see Note 3)						S			S			S							
Resort Rental			Note 1		Note 1	P													
Restaurant, With or Without Drive-Through Window									P	P	P	P	P	P	P	P			

<b>P – Permissible</b>  <b>S – Permissible Subject to Supplemental Standards</b>  <b>Blank-Prohibited</b>	Zoning Districts																		
	R-E	R1-G	R-1	RLM	R-2	R-3	OT-1	OT-2	MU-1	C-1	C-2	C-3	I-1	I-A	I-W	W-1	PI-1	CON	REC
Retail Stores								P	P	P	P	P	P	P		P			
Schools, Elementary, Junior, or Senior High	S	S	S	S	S	S			S								P		
Scooter and Moped Rentals										S	P	S							
Seasonal Sales *Note 4									P	P	P	P	P	P	P	P			
Small Equipment or Appliance Repair Shops											P	P	P	P					
Specialty Food Stores, such as Bakeries or Ethnic Grocers								P	P	P	P	P	P	P		P			
Specialty and Gift Shops such as Art, Antique, or Jewelry Shops, Books, or Stationers								P	P	P	P	P	P	P		P			
Terminals for Freight or Passengers, By Ship													P		P	P			
Theaters, Movie or Performing Arts									P		P	P	P	P		P			
Trades and Repair Services such as Electrical, Heating, and Air, Mechanical, Painting, and Plumbing										S	S		P	P					
Utility Facilities, such as Electric Substations, Water and Wastewater Treatment Plants												P	P	P	P	P	P		
Warehouse, not Including Mini-Storage													P	P	P				
Welding or Sheet Metal Works													P	P					
Wholesale Establishments													P	P					

(Section 2.03.02 Table of Land Uses footnotes are contained on following page.)

**SECTION 2.03.02 Table of Land Uses Footnotes**

Notes:

1. Resort rentals in R-1 or R-2 zoning districts that existed prior to the effective date of Ordinance 2000-28 (October 3, 2000) may continue a legal non-conforming status as long as the resort rental permit has not expired for a period of greater than 180 days.
2. Properties that have obtained the WMU Future Land Use category are subject to the permitted uses in the W-1 column. Residential units are permitted above non-residential uses. Stand alone residential uses are prohibited.
3. Group Residential uses in existence prior to the adoption of Ordinance 2007-22 may continue a legal non-conforming status as long as a Group Residential Permit is applied for and maintained in accordance with the terms of the Ordinance. Existing uses shall not be subject to the Supplemental Standards in Section 6.02.24.
4. Seasonal Sales are subject to the provisions of LDC Section 5.02.02 and a temporary use permit is required according to the procedures set forth in Chapter 11.

**2.03.03 Table of Accessory Uses**

(See Section 5.01.01 for standards pertaining to accessory uses.)

Table 2.03.03 lists permissible accessory uses in each zoning district. The letter "P" indicates that the identified use is permissible as an accessory use, but not as a principal use. Principal uses are identified in Table 2.03.02.

**Table 2.03.03. Table of Accessory Uses**

<b>P – Permissible Accessory Use</b>  <b>S – Permissible Subject to Supplemental Standards</b>  <b>Blank – Prohibited</b>	<b>Zoning Districts</b>																		
	<b>R-E</b>	<b>R1-G</b>	<b>R-1</b>	<b>RLM</b>	<b>R-2</b>	<b>R-3</b>	<b>OT-1</b>	<b>OT-2</b>	<b>MU-1</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-A</b>	<b>I-W</b>	<b>W-1</b>	<b>PI-1</b>	<b>CON</b>	<b>REC</b>
<b>Accessory Land Uses:</b>																			
Home Occupation	P	P	P	P	P	P	P	P	P										
Accessory Dwelling – Detached Building	P	P	P	P	P	P	P	P	P										
Agricultural Support Buildings	P																		
Cremation Facility *Note 2									S		S		S	S					
Detached Garage or Carport	P	P	P	P	P	P	P	P	P										
Docks and Other Waterfront Structures	P	P	P	P	P	P	P	P	P				P		P	P	P	P	P
Dumpsters						P			P	P	P	P	P	P	P	P	P		P
Fences	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Outside Storage – Agricultural Equipment and Materials	P												P	P	P				
Outside Storage – Equipment, Machinery, and Materials											P		P Note 1	P	P	P			
Satellite Dish Antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Storage Buildings, Sheds, Utility Buildings, and Greenhouses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Swimming Pool	P	P	P	P	P	P	P	P	P	P	P	P		P			P		P

Notes: 1. As to the Rayonier and Smurfit Stone properties, permitted yard storage shall include process by-products and new or used process parts for use in or sale of by the mill".  
 2. Cremation Facilities shall be subject to the supplemental standards provided in Section 6.02.26.