

**GROUP 2, ITEM 2**

**EMS, FIRE, AND SHERIFF’S STATIONS**

AMENDMENT SUMMARY

- Issue: The LDC limits permitted locations for EMS, fire, and sheriff’s stations to certain zoning districts. However, the Lee Plan provides that public facilities are permitted in all future land use categories (Policy 2.1.3), creating an inconsistency between the Lee Plan and LDC.
- Solution: Amend the LDC to permit EMS, fire, and sheriff’s stations more permissively, requiring special exceptions where appropriate, to better align the Lee Plan with the LDC.
- Outcome: Better aligns the LDC with the Lee Plan while providing for the opportunity to evaluate compatibility through established zoning processes as needed.

**DIVISION 3. – RESIDENTIAL DISTRICTS**

Staff note: To provide additional opportunities for emergency services throughout the County, this amendment amends Table 34-844 to consider ‘EMS, fire or sheriff’s station’ in the single-family and multiple-family zoning districts by Special Exception.

**Subdivision II. - One- and Two-Family Residential Districts**

**Sec. 34-694. Use regulations table.**

Use regulations for one- and two-family residential districts are as follows:

Table 34-694. Use Regulations for One- and Two-Family Residential Districts

	<i>Special Notes or Regulations</i>	<i>RSC-1</i>	<i>RSC-2</i>	<i>RSA</i>	<i>RS-1</i>	<i>RS-2</i>	<i>RS-3</i>	<i>RS-4</i>	<i>RS-5</i>	<i>TFC-1</i>	<i>TFC-2</i>	<i>TF-1</i>
<u>EMS, fire or sheriff’s station</u>		<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>

Remainder of section unchanged.

**Subdivision III. - Multiple-Family Districts**

**Sec. 34-714. Use regulations table.**

Use regulations for Multiple-Family Districts are as follows:

Table 34-714. Use Regulations for Multiple-Family Residential Districts

	<i>Special Notes or Regulations</i>	<i>RM-2 (Note 5)</i>	<i>RM-3, RM-6, RM-8, RM-10 (Note 5)</i>
<u>EMS, fire or sheriff's station</u>		<u>SE</u>	<u>SE</u>

Remainder of section unchanged.

## DIVISION 6. – COMMERCIAL DISTRICTS

### Sec. 34-844. Use regulations table.

Staff note: To provide additional opportunities for emergency services throughout the County, this amendment amends Table 34-844 to permit 'EMS, fire or sheriff's station' in all commercial zoning districts.

Use regulations for conventional commercial districts are as follows:

**TABLE 34-844. USE REGULATIONS FOR CONVENTIONAL COMMERCIAL DISTRICTS**

	Special Notes or Regulations	C-1A	C-1	C-2	C-2A	CN-1	CN-2	CN-3 (21,23)	CC	CG	CS-1	CS-2	CH	CT	CR	CI	CP
EMS, fire or sheriff's station		P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	P	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	<u>P</u>

Notes:

(21) With the exception of EMS, fire or sheriff's stations, Regular business hours limited to 7:00 a.m. to 9:00 p.m. unless extended hours are approved by Special Exception for a specific use.

(23) Total floor area of a single use building may not exceed 5,000 square feet. A multi-use building may not exceed 7,500 square feet. If more than one building is in a development, there must be a minimum separation between buildings of fifteen feet.

Remainder of section unchanged.

## DIVISION 7. – MARINE-ORIENTED DISTRICTS

### Sec. 34-873. Use regulations table.

Staff note: To provide additional opportunities for emergency services throughout the County, this amendment amends Table 34-887 to permit 'EMS, fire or sheriff's station' in all marine-oriented zoning districts.

Use regulations for marine-oriented districts are as follows:

**TABLE 34-873. USE REGULATIONS FOR MARINE-ORIENTED DISTRICTS**

	Special Notes or Regulations	CM	IM	PORT
<u>EMS, fire or sheriff's station</u>		<u>P</u>	<u>P</u>	<u>P</u>

Remainder of section unchanged.

## DIVISION 10. – SPECIAL PURPOSE DISTRICTS

### Sec. 34-941. Private recreational facilities planned developments.

Staff note: To provide additional opportunities for emergency services throughout the County, this amendment amends Table 34-887 to permit 'EMS, fire or sheriff's station' in the Private Recreation Facilities Planned Development zoning district.

(a) through (b) unchanged.

(c) *Uses.*

(1) *Prohibited uses:* No residential uses are permitted within the PRFPD district, except as delineated in section 34-941(c)(3).

(2) *Permissible uses:*

*a. through b. unchanged.*

c. The following commercial uses may be permitted within a private recreation facility planned development only if specifically included in the adopted zoning resolution and the general location of commercial uses are shown on an adopted master concept plan. Commercial intensity is limited as described in Note 1 of this section:

EMS, fire, sheriff's substation

*Remainder of section unchanged.*