

UNIFIED LAND DEVELOPMENT CODE  
Chapter 2. Zoning  
Article 2.2. Conventional Zoning Districts  
Division 2.2.1. Open Space & Rural

**Section 2.2.1.2. Parks and Recreation (PKR)**

- (a) *Intent*: The purpose and intent of this district is to provide land for recreational opportunities, as well as to protect and preserve submerged lands in the County extending seaward from the mean high-water line or bulkhead line. Canals, manmade lakes, ponds, and water impoundment areas are specifically excluded from the operation of this section.
- (b) *Permitted Uses (P) and Structures*:
- (1) The following uses and structures shall only apply to uplands:
    - a. Public building.
    - b. Cemetery, mausoleum.
    - c. Outdoor educational facility.
    - d. Park, public or not-for-profit.
    - e. Golf course.
    - f. Recreation, indoor.
    - g. Recreation, outdoor.
  - (2) The following uses and structures shall only apply to submerged lands:
    - a. Uses such as boating, swimming, fishing, diving, water skiing, surfboarding, wading and similar activities.
    - b. Boat docks, boat lifts, and piers.
    - c. Seawalls, bulkheads, riprap and similar structures.
    - d. Navigational markers and signal devices.
    - e. Public utility lines.
    - f. Mooring fields.
- (c) *Permitted Accessory Uses and Structures*: (For additional conditions, see Article 3.1. Accessory Uses and Structures)
- (d) *Conditional Use (C)*: (For rules and regulations for any use designated as a Conditional Use, see Article 3.3. Conditional Uses)
- (1) Livestock breeding, training, and boarding.
  - (2) Telecommunications facility, 50 feet or less in height. (see Division 3.7.5. Communication Towers)
  - (3) Campground.
  - (4) Leisure vehicle rental, motorized and non-motorized.
- (e) *Prohibited Uses and Structure*: Any use or structure not expressly or by reasonable implication permitted herein or permitted by special exception shall be unlawful in this district.
- (f) *Special Exceptions (S)*: (For procedure see Division 1.1.5. Special Exceptions)
- The following uses shall only apply to upland:
- (1) Animal sanctuary, zoo.
  - (2) Community garden. (see Division 3.6.2. Special Use Standards)

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- (3) Amphitheater.
- (4) Auditorium, convention center, performing arts center.
- (5) Clubhouse, community center.
- (6) Place of worship. (see Division 3.7.4. Place of Worship)
- (7) Motor sports track, venue.
- (8) Outdoor market or exhibition space. (see Division 3.7.4. Community Garden)
- (9) Marina, sport.

The following uses shall only apply to submerged lands:

- (1) Structures and uses which relate directly and immediately to permitted uses in upland zoning classifications abutting a PKR district.
- (2) Covered boat slips and boat houses.
- (3) Houseboats and boats used for living purposes in accordance with Division 3.8.3. Houseboats; Boats Used for Living Purposes.
- (4) Such other uses as determined by the Zoning Official or his/her designee to be:
  - a. Appropriate by reasonable implication and intent of the district.
  - b. Similar to another use either explicitly permitted in that district or allowed by Special Exception.
  - c. Not specifically prohibited in that district.

The BZA shall review a favorable determination of the Zoning Official under this provision at the time the Special Exception application is presented to it. An unfavorable determination of the Zoning Official or his/her designee shall be appealable pursuant to Division 1.1.1. BZA.

All uses within this district are subject to all regulations and permitting procedures of all agencies having jurisdiction over County waters.

(g) *Development Standards:*

	PKR
<b>Lot (min.)</b>	
Area (sq. ft.)	5,000
Width (ft.)	25
<b>Yards (min. ft.)</b>	
Front	10
Side	10
Rear	10
Abutting water	20
<b>Bulk (max.)</b>	
Lot Coverage (active park)	40%
Lot Coverage (passive park)	10%
Height (ft.)	38
Density (units/acre)	0

See Division 3.8.1. Boat Docks; Boat Houses; Boat Lifts.

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Where properties lie anywhere on a barrier island or within one thousand two hundred (1,200) feet of the water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance with Article 4.12. Waterfront Property.

- (h) *Off-street parking.* Off-street parking shall be in accordance with Article 4.9. Parking Standards.
- (i) *Signs.* Signs for uplands should be in accordance with Article 4.10. Sign Code. All signs for submerged lands are prohibited except signs for navigation, warning, trespassing and caution.

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