

**ARTICLE 2**

**LAND USE**

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## **ARTICLE 2**

### **LAND USE**

#### **SECTION 2.01. GENERALLY**

##### **2.01.01 Purpose**

The purpose of this article is to describe the specific uses and restrictions that apply to land use districts in the land use element of the Comprehensive Plan. These regulations are intended to allow the development and use of property only in compliance with the goals, objectives, and policies of the City of Waldo as expressed in the City of Waldo Comprehensive Plan.

##### **2.01.02 Land Use Districts**

Land use districts for the City of Waldo are established in the Future Land Use Element, and the Future Land Use Plan Map 2015, in the City of Waldo Comprehensive Plan. The land use districts and classifications defined in the Future Land Use Element of the City of Waldo Comprehensive and delineated on the Future Land Use Map shall be the determinants of permissible activities on any parcel in the City.

#### **SECTION 2.02. USES ALLOWED ONLY BY SPECIAL USE PERMIT**

##### **2.02.01. Generally**

Certain uses are subject to special standards and requirements set forth in the Comprehensive Plan and/or this Land Development Code. These uses, set forth below, must be approved pursuant to the Special Use Permit procedure set forth in Article 11 of this Code.

##### **2.02.02. Uses Subject to Special Use Permit Review**

The following uses may not be established unless approved pursuant to the Special Use Permit procedures in Article 11 of this Code:

- A. Commercial uses involving the sale, repair, storage or maintenance of vehicles, such as cars, boats, trucks, and motorcycles.
- B. Commercial uses which occupy a single building with 80,000 or more square feet of total floor area, or which occupy two or more buildings on a single parcel with a total of 100,000 or more square feet of total floor area.
- C. Commercial uses with drive-up or drive-through facilities.
- D. Recreational vehicle parks.

- E. Uses proposed within the Center City District.
- F. Uses proposed within in the Waldo/301 Special Study Area
- G. Adult uses.