

Section 10-254. OA-1 Airport Vicinity District.

1. District Intent	PERMITTED USES											
	2. Principal Uses				3. Accessory Uses							
<p>The OA-1 District is intended to be located in the vicinity of and particularly off the ends of the runways at Tallahassee Regional Airport which are subject to day/night sound levels (DNL) that exceed the threshold identified by both the Federal Aviation Administration and the State of Florida as being compatible with certain land use types. The intent of the OA-1 district is to provide reasonable and responsible development of parcels lying beneath the identified noise contours. The district provides for compatible planned office development and high technology and research and development activities as well as a limited number of activities that support the principal uses within areas subject to levels of aircraft noise of 65 DNL or above. This district is not intended to accommodate industrial activities. Residential uses are precluded in this district as are noise sensitive institutional and other noise sensitive land uses. This district may apply to properties in the Suburban future land use category. Planned Unit Developments are encouraged in this district where such application is viable based on layout and size of parcels. Integration of development occurring on one tract with potential future development on adjacent tracts located in the same zoning district shall be provided. All buildings, their uses and accessory facilities shall comply with criteria relating to height, glare and electronic interference as delineated in FAR Part 77 and related advisory guidance. More stringent criteria than contained in Part 77 may be implemented if deemed necessary by the FAA, State of Florida, or the Airport Director.</p>	<p>(1) Banks and other financial institutions. (2) Cemeteries. (3) Community facilities in accordance with Section 10-413 of these regulations. (4) Golf courses. (5) Laboratories enclosed within a building. (6) Mailing services. (7) Medical and dental offices and services, clinics and laboratories. (8) Non-medical offices and services, including business and government offices and services. (9) Passive and active recreational facilities, whose structures comply with height requirements of the FAA. (10) Personal services appurtenant to permitted office development and within an office building. (11) Photocopying and duplicating services with associated office supplies sales. (12) Research and development activities (no on-site disposable).</p>				<p>(13) Restaurants without drive-in facilities and contained within an office building. (14) Retail drug store. (15) Warehouses, mini-warehouses, or self-storage facilities. (16) Other uses, which in the opinion of the Land Use Administrator, are of a similar and compatible nature to those uses described in this district.</p>				<p>(1) Customary accessory uses and structures incidental to the principal permitted use, provided that the accessory use and structure occupy 33 percent or less of the total area of the principal permitted use or structure, as determined by the Land Use Administrator. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator. (3) Nature trail with associated benches, overlook, and picnic area.</p>			
	DEVELOPMENT STANDARDS											
	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions				
Use Category	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)			
Any Permitted Principal Non-residential Use Except restaurants and personal services.	6,000 square feet	50 feet	100 feet	20 feet	7.5 feet on each side; or 15 feet if adjoining a low density residential zoning district.	25 feet	10 feet	20,000 square feet of gross building floor area per acre	3 stories			

GENERAL NOTES:

1. If central sanitary sewer is not available, non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to chapter 5, environmental management for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to chapter 4, concurrency management for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
4. For cluster development standards, refer to Section 10-426.