

ORDINANCE NO. 16- 07

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA; AMENDING CHAPTER 10, THE LAND DEVELOPMENT CODE, OF THE CODE OF LAWS OF LEON COUNTY, FLORIDA; AMENDING SECTION 10-1.101, DEFINITIONS; AMENDING SECTION 10-6.613, URBAN FRINGE ZONING DISTRICT; AMENDING SECTION 10-6.615, RURAL COMMUNITY ZONING DISTRICT; AMENDING SECTION 10-6.617, RESIDENTIAL PRESERVATION; AMENDING SECTION 10-6.618, LAKE TALQUIN RECREATIONAL/URBAN FRINGE; AMENDING SECTION 10-6.634; RESIDENTIAL ACRE; AMENDING SECTION 10-6.642, OFFICE RESIDENTIAL DISTRICT; AMENDING SECTION 10-6.643, OFFICE RESIDENTIAL DISTRICT; AMENDING SECTION 10-6.644, OFFICE RESIDENTIAL DISTRICT; AMENDING SECTION 10-6.647, NEIGHBORHOOD COMMERCIAL DISTRICT; AMENDING SECTION 10-6.650, URBAN PEDESTRIAN DISTRICT; AMENDING SECTION 10-6.651, URBAN PEDESTRIAN DISTRICT; AMENDING SECTION 10-6.654.1, MAHAN CORRIDOR NODE DISTRICT; AMENDING SECTION 10-6.655, NEIGHBORHOOD BOUNDARY OFFICE; AMENDING SECTION 10-6.674, BRADFORDVILLE COMMERCIAL PEDESTRIAN-ORIENTED DISTRICT; AMENDING SECTION 10-6.676, BRADFORDVILLE OFFICE RESIDENTIAL DISTRICT; AMENDING SECTION 10-6.806, COMMUNITY SERVICES AND FACILITIES/INSTITUTIONAL USES; AMENDING SECTION 10-7.522, BUFFER ZONE STANDARDS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, all public, private and charter elementary and secondary schools in the unincorporated portion of Leon County are subject to the requirements of the Leon County Land Development Code; and,

WHEREAS, the inter-local agreement between Leon County, the City of Tallahassee and the Leon County School Board defines the procedures and standards for siting of public schools and there are no procedures or standards for the siting of private and charter schools; and,

WHEREAS, the Board has determined that a need for siting procedures and standards for private and charter schools as well as public schools in unincorporated Leon County has been identified; and,

WHEREAS, amendments to the applicable provisions of Chapter 10 will be required to maintain consistency with the Comprehensive Plan; and,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA:

**SECTION 1.** Section 10-1.101 of Article I of Chapter 10 of the Code of Laws of Leon County, Florida, entitled "Definitions" is hereby amended to read as follows:

**Sec. 10-1.101. Definitions.**

\* \* \*

School, charter shall mean a publicly financed independent elementary, middle, secondary or other school established by teachers, parents, or community groups under the terms of a charter with the Leon County School Board, pursuant to Chapter 1002 of the Florida Statutes.

School, private shall mean an elementary or secondary school (middle or high) that is financially supported by a private individual or private organization rather than governmental entities. A private school is not a charter school.

School, public shall mean an elementary or secondary school (middle or high) that is financed by governmental entities.

1 School, vocational. See "Vocational and adult education center".

2 School Interlocal Agreement shall mean the Interlocal Agreement for Tallahassee-Leon  
3 County Schools Public School Concurrency and Facility Planning between the City of  
4 Tallahassee, Leon County and the School Board of Leon County, approved September 1,  
5 2006, as amended.

6  
7 **SECTION 2.** Section 10-6.613 of Article VI of Chapter 10 of the Code of Laws of Leon County,  
8 Florida, entitled "Urban Fringe" is hereby amended to read as follows:

9  
10 **Sec. 10-6.613. Urban Fringe district.**

11 (a) Purpose and intent. The urban fringe district is intended to provide the opportunity for very  
12 low-density residential areas mixed with open space and agricultural activity on the  
13 periphery of the urban service area. The district allows for very low-density residential  
14 development of no greater than one unit on three acres of land, agricultural, and silvicultural  
15 activities. Residential development will also be allowed a gross density of one unit per three  
16 acres if developed as a conservation subdivision as described in section 10-7.204.

17 For sites developed under the previously available "25-75" clustering option, the remaining  
18 undeveloped portion (75 percent) may continue to be preserved as undisturbed open  
19 (green) space until such time as these sites are included in the urban service area and  
20 become eligible for development at urban densities. As an alternative, sites developed  
21 under the previously available "25-75" clustering option may seek to develop the  
22 undeveloped portion (75 percent) at the urban fringe densities described above prior to the  
23 sites inclusion in the urban service area. For either development option, review by the  
24 Board of County Commissioners shall be requested to authorize development of these  
25 undisturbed open (green) spaces.

26 To conveniently serve area residents, smaller scale, low-intensity commercial development  
27 is permitted in this district. To maximize efficiency in the development of agricultural and  
28 silvicultural resources located within this zoning district and surrounding areas, agriculturally  
29 and silviculturally related industrial activities, such as milling, are permitted. Community  
30 facilities are also permitted in this district.

31  
32 (b) Allowable uses. For the purpose of this article, the following land use types are allowable in  
33 this zoning district and are controlled by the land use development standards of this article,  
34 the Comprehensive Plan and schedules of permitted uses.

- 35 (1) Low-density residential.
- 36 (2) Agricultural.
- 37 (3) Silvicultural.
- 38 (4) Light industry—Agriculturally and silviculturally related only.
- 39 (5) Passive recreation.
- 40 (6) Active recreation.
- 41 (7) Minor commercial.
- 42 (8) Neighborhood commercial.
- 43 (9) Community services.
- 44 (10) Light infrastructure.
- 45 (11) Heavy infrastructure.

46 (c) List of permitted uses. Some of the uses on these schedules are itemized according to  
47 the Standard Industrial Code (SIC). Allowable uses, appropriate permit level and applicable  
48 development and locational standards in the urban fringe district are as follows:

49  
50 P = Permitted use R = Restricted use S = Special exception

Legend					
Ag	=	Agricultural	PR	=	Passive recreation
MC	=	Minor commercial	AR	=	Active recreation

NC	=	Neighborhood commercial	CS	=	Community services
LR	=	Low-density residency	PS	=	Postsecondary

1

SIC Code	Name of Use	Development and Locational Standards							
		Ag	MC	NC	LR	PR	AR	CS	PS
	<b>RESIDENTIAL</b>								
	Dwelling, one-family	P			P				
	Dwelling, two-family	P			P				
	Dwelling, mobile home	P			P				
	Mobile home park				R				
	<b>AGRICULTURE, FORESTRY, AND FISHING</b>								
01	Agricultural production—Crops	P							
0181	Ornamental nursery products	P							
02	Agricultural production—Livestock	P							
074	Veterinary services	P	P	P					
0781	Landscape counseling and planning	R							
092	Fish hatcheries and preserves	P							
	<b>MINING</b>								
144	Sand and gravel	S							
145	Clay, ceramic, and refractory minerals	S							
	<b>MANUFACTURING</b>								
201	Meat products	R							
202	Dairy products	R							
204	Grain mill products	R							
21	Tobacco products	R							
24	Lumber and wood products	R							

TRANSPORTATION AND PUBLIC UTILITIES								
401	Railroads		P	P				S
43	Postal service		P	P				
483	Radio and television broadcasting							R
RETAIL TRADE								
521	Lumber and other building materials		P	P				
523	Paint, glass, and wallpaper stores		P	P				
525	Hardware stores		P	P				
526	Retail nurseries and garden stores		P	P				
533	Variety stores		P	P				
539	Misc. general merchandise stores		P	P				
541	Grocery stores		P	P				
542	Meat and fish markets		P	P				
543	Fruit and vegetable markets		P	P				
544	Candy, nut and confectionery stores		P	P				
545	Dairy products stores		P	P				
546	Retail bakeries		P	P				
553	Auto and home supply stores		P	P				
554	Gasoline service stations		P	P				
	Convenience store		P	P				
581	Eating and drinking places		R	P				
591	Drugstores and proprietary stores		P	P				
592	Liquor stores		P	P				
593	Used merchandise stores		P	P				
5941	Sporting goods and bicycle shops		P	P				
5943	Stationery stores		P	P				
5961	Catalog and mail-order houses		P	P				
5983	Fuel oil dealers		S					

5984	Liquefied petroleum gas dealers		S						
5992	Florists		P	P					
5993	Tobacco stores and stands		P	P					
5994	News dealers and newsstands		P	P					
5995	Optical goods stores		P	P					
5999	Miscellaneous retail stores, nec		R	R					
	FINANCE, INSURANCE, AND REAL ESTATE								
6553	Cemeteries		P						P
	SERVICES								
702	Rooming- and boardinghouses; dorms					R			
703	Camps and recreational vehicle parks							R	
721	Laundry, cleaning, and garment services		R	R					
7215	Coin-operated laundries and cleaning		P	P					
723	Beauty shops		P	P					
724	Barber shops		P	P					
725	Shoe repair and shoeshine parlors		P	P					
7334	Photocopying and duplicating services		P	P					
7335	Commercial photography		P	P					
7336	Commercial art and graphic design		P	P					
7353	Heavy construction equipment rental	R							
7359	Equipment rental and leasing, nec	R							
753	Automotive repair shops		R	R					
754	Automotive services, except repair		P	P					
762	Electrical repair shops		P	P					
764	Reupholstery and furniture repair		P	P					
784	Video tape rental		P	P					
791	Dance studios, schools, and halls		P	P					
7991	Physical fitness facilities		P	P					

7992	Public golf courses					S	
	<u>Public elementary and secondary schools (that are subject to the School Interlocal Agreement); (excludes charter and private schools)</u>					S	
822	Colleges and universities						S
823	Libraries—Less than 7500 sq. ft.	P	P				
823	Libraries—7500 sq. ft. or more					R	
824	Vocational schools						S
835	Day care services	R	P				
836	Residential care	R	P				
841	Museums and art galleries					S	
842	Botanical and zoological gardens					S	
864	Civic and social associations						P
866	Religious organizations						P
6553	Cemeteries	P					
	<b>PUBLIC ADMINISTRATION</b>						
922	Public order and safety						P
9221	Police protection						P
9223	Correctional institutions						S
9224	Fire protection						P
	<b>RECREATION</b>						
	Hiking and nature trails					P	
	Picnicking					P	
	Canoe trails					P	
	Bicycle trails					P	
	Horseback riding trails					P	
	Tot lots						P
	Court sports						P
	Field sports						P

	Boat landings						P	
	Archaeological historical sites					S		

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2 (d) The maximum allowable gross square footage in the urban fringe district is as follows:

COMMERCIAL LAND USE TYPE		URBAN FRINGE
MINOR*		
Total location		20,000
Single site or quadrant		10,000
Single structure		5,000
NEIGHBORHOOD**		
Total location		100,000
Single site or quadrant		100,000
Single structure		50,000

3

4 \* Maximum 10,000 gross square feet, if located on a local street

5 \*\* Only one neighborhood commercial site (quadrant) will be permitted at the intersection of a  
6 major collector and arterial road. The maximum allowable commercial development permitted at  
7 the neighborhood commercial area located at the intersection of two major collectors is 50,000  
8 sq. ft. g.s.l.a.

9 (e) The minimum development standards in the urban fringe district are as follows:

	Low Density Residential		Commercial		Agricultural - Related Industrial	Community Services; Active Recreation ; Public, Primary and Secondary Schools	Comp. Plan Policy 2.1.9. Subdivision
	Noncluster	Cluster	Noncluster	Cluster			
MINIMUM SETBACKS (FEET)							
Front yard							
Building	30	30*	30	25*	50	30	25
Parking	—	—	40	40*	50	40	—

Corner yard								
Building	30	30*	30	25*	50	30	25	
Parking	—	—	40	40*	50	40	—	
Side yard								
Building	20	20*	40	20*	50	40	15	
Parking	—	—	40	20*	50	40	—	
Rear yard								
Building	50	50*	50	30*	50	50	50	
Parking	—	—	40	10*	50	50	50	
Adjoining lower intensity zoning district								
Building	—	—	—	—	100	—	—	
Parking	—	—	—	—	100	—	—	
Maximum percent impervious surface area	30	25**	30	25**	30	—	30	
Heights (feet)								
Maximum at building envelope perimeter	35	35	35	35	35	35	35	
Maximum additional height/additional zoning setback	1/1'	1/1'	1/1'	1/1'	1/1'	1/1'	1/1'	
Total maximum height	—	35	45	45	45***	45	—	
Minimum lot frontage	15	15	40	40	100	—	15	
Minimum lot area	3.0	0.5	3.0	0.5	10.0	—	0.5	

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2 \* This number applies to the perimeter setback only.

- 1     \*\*Maximum percent impervious area of developable portion of site.
- 2     \*\*\* This height applies to habitable portion of an industrial structure.
- 3     (f) Development standards. All proposed development shall meet the commercial site location  
4         standards (section 10-6.619); buffer zone standards (section 10-7.522); and the parking  
5         and loading requirements (Subdivision 3 of Division 5 of Article VII).
- 6     (g) Restricted uses and special exception uses. If uses are restricted or are special exception  
7         uses according to the schedule of permitted uses, they will not be allowed unless they  
8         follow the general development guidelines for restricted uses or for special exceptions as  
9         provided in this division. Specific restricted uses are addressed below.
- 10     (1) Eating and drinking establishments (SIC 581). No drive-in or drive-thru facilities are  
11         permitted within this district.
- 12     (2) Laundry, cleaning and garment services (SIC 721). Does not include dry cleaning plant  
13         operations; pick-up stations only.
- 14     (3) Funeral services and crematoriums (SIC 726). This use requires 100 percent opacity  
15         buffer surrounding perimeter with exception of access point.
- 16     (4) Camps and recreational vehicle parks (SIC 703).
- 17         a. A site plan shall be submitted demonstrating protection of adjacent properties and  
18             public interest which shall include, but not be limited to the following:
- 19             1. Sanitary facilities shall be provided.
- 20             2. Not more than ten campsites per acre shall be provided.
- 21             3. Individual campsites, roadways, and accessory structures shall be located to  
22             meet the minimum building setback standards from the exterior property lines  
23             of the campground.
- 24     (5) Heavy construction equipment rental and equipment rental and leasing (SIC 7353 and  
25         7359).
- 26         a. A plan must be submitted demonstrating protection of adjacent properties and  
27             public interest which shall include, but not be limited to the following:
- 28             1. Such equipment rental and leasing must be associated with timbering and/or  
29             agribusiness.
- 30             2. A plan of vehicular access to and from the site demonstrating that heavy  
31             trucks and equipment will not travel on that portion of a local or minor collector  
32             street with frontage containing residential land use, zoned for residential land  
33             use, or containing subdivision lots intended primarily for residential land use.  
34             For purposes of this requirement, local and minor collector streets shall be  
35             those identified in the Comprehensive Plan and the Tallahassee-Leon County  
36             Long Range Transportation Plan.
- 37     (6) Mining activities.
- 38         a. All mining activities as defined on the schedule of permitted uses must meet the  
39             specific development standards, as follows upon review and approval by the Board  
40             of County Commissioners following a duly noticed public hearing. This includes  
41             SIC items 144 and 145.
- 42         b. A plan must be submitted demonstrating protection of adjacent properties and  
43             public interest which shall include, but not be limited to the following:
- 44             1. The mining activity, all accessory uses and structures, internal roadways, and  
45             driveways onto the adjacent streets shall be set back a minimum of 100 feet  
46             from the perimeter property boundaries or 200 feet from the nearest off-site  
47             residence, residential zoning district, or subdivision intended primarily for  
48             residential land use, whichever distance is greater. This setback standard may  
49             be reduced if less of a setback is approved in writing by the adjacent property  
50             owner or owners prior to site plan approval or if the adjacent property is also  
51             used as a mining activity.
- 52             2. A plan of vehicular access to and from the site demonstrating that heavy  
53             trucks and equipment will not travel on that portion of a local or minor collector  
54             street with frontage containing residential land use, zoned for residential land  
55             use, or containing subdivision lots intended primarily for residential land use.  
56             For purposes of this requirement, local and minor collector streets shall be  
57             those identified in the local government Comprehensive Plan and the  
58             Tallahassee-Leon County Long Range Transportation Plan.

1 3. A land reclamation plan shall be submitted demonstrating that upon  
2 termination of the activity the land shall be returned to a condition that will  
3 allow an effective reuse comparable to surrounding properties.

4 4. Fencing requirement: All areas proposed for use, currently used, or previously  
5 used, in open-pit mining operations and/or construction and demolition debris  
6 disposal must be secured by a fence, unless the area is determined to be a  
7 reclaimed open-pit mine by the county administrator or designee. The fence  
8 must be at least four feet in height with openings that will reject the passage of  
9 a seven-inch diameter sphere. The fence must be equipped with a gate which  
10 shall remain locked when workers or employees of the land owner or mining  
11 company are not present at the site. At every gate or access point, at least  
12 one sign must be posted which states, in at least four-inch tall letters,  
13 "Danger," "Keep Out," "No Trespassing," or similar language to indicate that  
14 there may be hazardous conditions on the premises.

15 (Ord. No. 07-20, § 2, 7-10-07; Ord. No. 08-17, § 3, 7-22-08; Ord. No. 09-02, § 2, 1-15-09;  
16 Ord. No. 09-12, § 4, 3-19-09; Ord. No. 12-01, § 1, 1-24-12)

17  
18 **SECTION 3.** Section 10-6.615 of Article VI of Chapter 10 of the Code of Laws of Leon County,  
19 Florida, entitled "Rural Community" is hereby amended to read as follows:

20  
21 **Sec. 10-6.615. - Rural community.**

22 (a) Purpose and intent. The purpose of the rural community district is to accommodate hamlets  
23 or villages that develop in an area that is surrounded by very-low-intensity rural land use.  
24 This district allows residential development up to four dwelling units per acre. Small to  
25 moderate sized commercial development is allowed in order to give local and surrounding  
26 rural residents access to basic shopping opportunities. This district is intended to allow for  
27 the creation and continued maintenance of villages rather than an urban neighborhood. As  
28 such it is not intended to function as a growth node or to contribute to urban sprawl. Central  
29 sewer and water systems designed for lower density service may be present or  
30 constructed.

31 The shops and services that may be located in this district will be limited in scale, function,  
32 and number. Commercial retail and office establishments located within this district will  
33 provide residents within the village/district with convenient access to necessary goods,  
34 groceries, and other essential items and services rather than attract shoppers from other  
35 parts of the community. Commercial establishments will be limited in size as well as in  
36 vehicular access and parking opportunities to assure compatibility with the rural character  
37 of the village.

38 (b) Allowable uses. For the purpose of this article, the following land use types are allowable in  
39 this zoning district and are controlled by the land use development standards of this article,  
40 the Comprehensive Plan and schedules of permitted uses.

- 41 (1) Minor commercial.
- 42 (2) Neighborhood commercial.
- 43 (3) Low-density residential.
- 44 (4) Passive recreation.
- 45 (5) Active recreation.
- 46 (6) Community services.
- 47 (7) Light infrastructure.
- 48 (8) Heavy infrastructure.
- 49 (9) Postsecondary.
- 50 (10) Light industrial—Minor (agricultural related only).

51 (c) List of permitted uses. Some of the uses on these schedules are itemized according to  
52 the Standard Industrial Code (SIC). Allowable uses, appropriate permit level and applicable  
53 development and locational standards in the rural community district are as follows:

54  
55 P = Permitted use R = Restricted use S = Special exception

Legend					
MC	=	Minor commercial	CS	=	Community services
NC	=	Neighborhood commercial	PS	=	Postsecondary

LR	=	Low-density residential
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		Development and Locational Standards				
SIC Code	Name of Use	MC	NC	LR	CS	PS
	RESIDENTIAL					
	Dwelling, one-family			P		
	Dwelling, two-family			P		
	Dwelling, mobile home			P		
	Mobile home park			S		
	AGRICULTURE, FORESTRY, AND FISHING					
074	Veterinary services	P				
	TRANSPORTATION AND PUBLIC UTILITIES					
43	Postal service	P	P			
	RETAIL TRADE					
521	Lumber and other building materials	P	P			
523	Paint, glass, and wallpaper stores	P	P			
525	Hardware stores	P	P			
526	Retail nurseries and garden stores	P	P			
539	Misc. general merchandise stores	P	P			
541	Grocery stores	P	P			
542	Meat and fish markets	P	P			
543	Fruit and vegetable markets	P	P			
544	Candy, nut and confectionery stores	P	P			
545	Dairy products stores	P	P			
546	Retail bakeries	P	P			
553	Auto and home supply stores	P	P			
554	Gasoline service stations	P	P			
	Convenience store	P	P			
56	Apparel and accessory stores	P	P			
571	Furniture and homefurnishings stores	P	P			
572	Household appliance stores	P	P			
573	Radio, television, and computer stores	P	P			
5736	Musical instrument stores	P	P			
581	Eating and drinking places	P	P			
591	Drugstores and proprietary stores	P	P			
592	Liquor stores	P	P			
593	Used merchandise stores	P	P			
5941	Sporting goods and bicycle shops	P	P			
5942	Bookstores	P	P			
5943	Stationery stores	P	P			
5944	Jewelry stores	P	P			
5945	Hobby, toy, and game shops	P	P			
5946	Camera and photographic supply stores	P	P			
5947	Gift, novelty, and souvenir shops	P	P			

5948	Luggage and leather goods stores	P	P			
5949	Sewing, needlework, and piece goods	P	P			
5961	Catalog and mail-order houses	P	P			
5983	Fuel oil dealers		S			
5984	Liquefied petroleum gas dealers		S			
5992	Florists	P	P			
5993	Tobacco stores and stands	P	P			
5994	News dealers and newsstands	P	P			
5995	Optical goods stores	P	P			
5999	Miscellaneous retail stores, nec	P	R			
	FINANCE, INSURANCE, AND REAL ESTATE					
602	Commercial banks	P	P			
603	Savings institutions	P	P			
606	Credit unions	P	P			
611	Federal and federal sponsored credit	P	P			
64	Insurance agents, brokers, and service	P	P			
65	Real estate	P	P			
	SERVICES					
702	Rooming- and boardinghouses; dorms			R		
721	Laundry, cleaning, and garment services	R	R			
7215	Coin-operated laundries and cleaning	P	P			
722	Photographic studios, portrait	P	P			
723	Beauty shops	P	P			
724	Barber shops	P	P			
725	Shoe repair and shoeshine parlors	P	P			
7334	Photocopying and duplicating services	P	P			
7335	Commercial photography	P	P			
7336	Commercial art and graphic design	P	P			
7359	Equipment rental and leasing, nec	R	R			
753	Automotive repair shops	P	P			
754	Automotive services, except repair	P	P			
762	Electrical repair shops	P	P			
763	Watch, clock, and jewelry repair	P	P			
764	Reupholstery and furniture repair	P	P			
784	Video tape rental	P	P			
791	Dance studios, schools, and halls	P	P			
7991	Physical fitness facilities	P	P			
7993	Coin-operated amusement devices	P	P			
7997	Membership sports and recreation clubs	P	P			
801	Offices and clinics of medical doctors	P	P			
802	Offices and clinics of dentists	P	P			
804	Offices of other health practitioners	P	P			
805	Nursing and personal care facilities	P	P	P		
81	Legal services	P	P			
821	Elementary and <del>secondary</del> <u>middle</u> schools				S	
822	Colleges and universities					S

823	Libraries—Less than 7500 sq. ft.	P	P		
823	Libraries—7500 sq. ft. or more				P
824	Vocational schools				S
835	Day care services	R	P		
841	Museums and art galleries	P	P		P
842	Botanical and zoological gardens	P	P		P
864	Civic and social associations	P	P		
866	Religious organization	P	P		
	<b>PUBLIC ADMINISTRATION</b>				
91	Executive, legislative, and general				P
922	Public order and safety				P
9221	Police protection				P
9224	Fire protection				P
	<b>RECREATION</b>				
	Hiking and nature trails				P
	Picnicking				P
	Canoe trails				P
	Bicycle trails				P
	Horseback riding trails				P
	Tot lots				P
	Court sports				P
	Field sports				P
	Boat landings				P
	Archaeological historical sites			S	S

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2 (d) The maximum allowable gross square footage in the rural community district is as follows:

COMMERCIAL LAND USE TYPE	RURAL COMMUNITY
<b>MINOR*</b>	
Total location	40,000
Single site or quadrant	20,000
Single structure	10,000
<b>NEIGHBORHOOD**</b>	
Total location	50,000
Single site or quadrant	50,000
Single structure	50,000

3 \* Maximum of 10,000 gross square feet, if located on a local street.

4 \*\* Only one neighborhood commercial site (quadrant) will be permitted at the intersection of a  
5 major collector and arterial road. The maximum allowable commercial development permitted at  
6 the neighborhood commercial area located at the intersection of two major collectors is 50,000  
7 sq. ft. g.s.l.a.

8 (e) The minimum development standards in the rural community district are as follows:

DEVELOPMENT TYPE				
	Low-Density Residential	Commercial, Office	Agricultural-Related Minor Industrial	Community Services and Postsecondary Schools

	Noncluster	Cluster	Noncluster	Cluster		
<b>MINIMUM SETBACKS (FEET)</b>						
Front yard						
Building	25	25**	25	25**	50	2 5
Parking	—	—	20	20**	50	40
Corner yard						
Building	20	20**	25	25**	50	2 5
Parking	—	—	20	20**	50	40
Side yard						
Building	10	20**	20	20**	50	2 0
Parking	—	—	20	20**	50	20
Rear yard						
Building	25	20**	25	25**	50	2 5
Parking	—	—	20	20**	50	20
Adjoining lower intensity zoning district						
Building	—	—	50	50**	100	—
Parking	—	—	20	20**	100	—
Maximum % impervious surface area	40	25***	60	25***	25	60
Maximum height at building envelope perimeter	35	35	35	35	35	35
Maximum additional height/additional zoning setback	1/1	1/1	1/1	1/1	1/1	1/1
Total maximum height	—	35	45	45	45*	45*
Minimum lot frontage	15	15	30	30	60	—
Minimum lot size (acres)	.25	.10	.50	.25	1.0	—

1       \* This number applies to habitable portion of a structure.

2       \*\* This number applies to the perimeter setback only.

3       \*\*\* Maximum percent of impervious area of developable portion of site.

4 (f) Development standards. All proposed development shall meet the commercial site location  
5 standards (section 10-6.619); buffer zone standards (section 10-7.522); and the parking  
6 and loading requirements (subdivision 3 of division 5 of article VII).

7 (g) Specific restrictions. If uses are restricted according to the schedule of permitted uses, they  
8 are not allowed unless they follow the general development guidelines for restricted uses as  
9 provided in this division. Specific restricted uses are addressed below.

10 (1) Laundry, cleaning and garment services (SIC 721). Does not include dry cleaning plant  
11 operations; pick-up stations only.

12 (Ord. No. 07-20, § 2, 7-10-07)

13  
14 **SECTION 4.** Section 10-6.617 of Article VI of Chapter 10 of the Code of Laws of Leon County,  
15 Florida, entitled “Residential Preservation” is hereby amended to read as follows:

16  
17 **Sec. 10-6.617. – Residential Preservation.**

18  
19 (a) Purpose and intent. The residential preservation district is characterized by existing  
20 homogeneous residential areas within the community predominantly accessible by local  
21 streets. The primary function is to protect existing stable and viable residential areas from  
22 incompatible land uses and density intrusions. Commercial, retail, office, and industrial  
23 activities are prohibited. Certain nonresidential activities may be permitted, such as home

1 occupations consistent with the applicable provisions of section 10-6.803; community  
2 services and facilities/institutional uses consistent with the applicable provisions of section  
3 10-6.806; and churches, religious organizations, and houses of worship. Single-family,  
4 duplex residences, manufactured homes, and cluster housing may be permitted within a  
5 range of zero to six units per acre. Compatibility with surrounding residential type and  
6 density shall be a major factor in the authorization of development approval and in the  
7 determination of the permissible density.

8 (1) In residential preservation areas outside the urban service area, the density of the  
9 nonvested development in residential preservation areas shall be consistent with the  
10 underlying land use category.

11 (2) In residential preservation areas inside the urban services area, new residential  
12 development densities shall be consistent with those within the developed portions of  
13 the recorded or unrecorded subdivision in which they are located. Consistency for the  
14 purposes of this paragraph shall mean that proposed lots shall not be smaller than the  
15 smallest lot that was created by the original subdivision plat or any subsequent replat  
16 that may have occurred consistent with county land development regulations in effect  
17 at the time.

18 (3) When new residential development inside the urban services area is proposed for an  
19 area not located within a recorded or unrecorded subdivision, densities shall be  
20 permitted in the range of zero to six dwelling units per acre consistent with the  
21 availability of central water and sewer service to accommodate the proposed  
22 development. If central water and sewer service is not available, density shall be  
23 limited to a maximum of two dwelling units per acre consistent with all applicable  
24 provisions of the Environmental Management Act.

25 (4) Notwithstanding the provisions of subsection 10-6.617(a)(2) above, existing lots in a  
26 recorded or unrecorded residential subdivision zoned residential preservation may be  
27 resubdivided up to a maximum density of six dwelling units per acre provided that the  
28 parent lot directly abuts an existing arterial or major collector roadway that was not  
29 constructed as part of the subdivision's roadway network. This provision shall not apply  
30 to lots whose current designated primary access is from a street internal to the  
31 recorded or unrecorded subdivision zoned residential preservation. Existing lots of  
32 record with no current frontage on a major collector or arterial roadway, as specified  
33 above, cannot be aggregated to benefit from the provision of this section.

34 The following factors shall be used to determine the maximum allowed number of lots  
35 per acre created pursuant to this subsection: a) the availability of water and sewer to  
36 accommodate the proposed development as cited in subsection 10-617(a)(3) above; b)  
37 compliance with applicable local and/or Florida Department of Transportation (FDOT)  
38 roadway connection standards c) the mitigation of any adverse impacts on the  
39 transportation network, and d) compliance with any other applicable provisions of the  
40 Land Development Code, including those pertaining to environmental protection.  
41 Acceptable mitigation for impacts to the transportation network include a common  
42 ingress/egress access point for all newly created lots, frontage roadways, or any other  
43 solution that mitigates the adverse impacts on the transportation network as  
44 determined by the director.

45 (5) Allowable development type shall be construed to mean the following:

46 a. Parcels proposed for residential which are located in a recorded or unrecorded  
47 subdivision shall develop consistent with the type of residential development  
48 pattern located inside the recorded or unrecorded subdivision.

49 b. Parcels proposed for residential which are located inside the urban service area  
50 and not in a recorded or unrecorded subdivision shall develop consistent with the  
51 type of residential development pattern located adjacent to the vacant parcel.

52 c. Parcels proposed for residential development surrounded by a mix of conventional  
53 single-family homes and manufactured homes, shall be developed for  
54 conventional single-family homes.

55 d. Parcels proposed for residential development surrounded by a mix of single-family  
56 and duplex development shall be developed for single-family use, unless duplex  
57 residential development is the predominant type.

58 e. The placement of standard design manufactured homes and mobile homes shall  
59 be allowed in manufactured home parks, in subdivisions platted explicitly for  
60 allowing manufactured homes, or as a replacement unit for any lawfully existing  
61 manufactured home consistent with the provisions of article XII of this chapter.

62 (b) Allowable uses. For the purpose of this article, the following land use types are allowable in  
63 the RP zoning district and are controlled by the land use development standards of this  
64 article, the Comprehensive Plan and schedules of permitted uses.

- 1 (1) Low-density residential.  
 2 (2) Passive recreation.  
 3 (3) Active recreation.  
 4 (4) Community services.  
 5 (5) Light infrastructure.  
 6 (c) List of permitted uses. Some of the uses on these schedules are itemized according to the  
 7 Standard Industrial Code (SIC). Those uses or activities permitted through special  
 8 exception shall require review and approval by the Board of County Commissioners  
 9 consistent with the provisions of section 10-6.611. Allowable uses, appropriate permit level  
 10 and applicable development and locational standards in the residential preservation district  
 11 are as follows:

12 P = Permitted use R = Restricted use S = Special exception

Legend						
LR	=	Low-density residential	CS	=	Community services	
PR	=	Passive recreation	LI	=	Light infrastructure	
AR	=	Active recreation				
Development and Locational Standards						
SIC Code	Name of Use	LR	PR	AR	CS	LI
RESIDENTIAL						
	Dwelling, one-family	P				
	Dwelling, two-family	R				
	Dwelling, mobile home	P				
	Mobile home park	S				
SERVICES						
	<u>Elementary and secondary schools legally established and in existence as of July 1, 2015, including expansions to existing facilities</u>				R	
	Religious organizations				S	
PUBLIC ADMINISTRATION						
922	Public order and safety				S	
9221	Police protection				S	
9224	Fire protection				S	
RECREATION						

	Hiking and nature trails		P		
	Picnicking		P		
	Canoe trails		P		
	Bicycle trails		P		
	Horseback riding trails		P		
	Tot lots			P	
	Court sports			P	
	Field sports			P	

1

2 Placement of new mobile homes are limited to the following areas: existing mobile home parks;  
3 and platted mobile home subdivisions. New mobile homes shall also be allowed as  
4 replacements of lawfully existing mobile homes in other locations. New mobile home parks may  
5 be established as per the provisions set forth in section 10-6.807.

6 (d) Development standards. All proposed development shall meet the applicable buffer zone  
7 standards as outlined in section 10-7.522. For residential development in recorded or  
8 unrecorded subdivisions, the development standards including front, rear, side, and side  
9 corner yard setbacks for new residential development shall be consistent with the  
10 developed portions of the recorded or unrecorded subdivision in which it is located. For new  
11 residential development in residential preservation areas not located in recorded or  
12 unrecorded subdivisions, the applicable development standards including, but not limited to  
13 front, rear, side, and side corner yard setbacks shall be established at the time of  
14 subdivision and site and development plan review.

15  
16 **SECTION 5.** Section 10-6.618 of Article VI of Chapter 10 of the Code of Laws of Leon County,  
17 Florida, entitled "Lake Talquin Recreational/Urban Fringe" is hereby amended to read as  
18 follows:

19  
20 **Sec. 10-6.618. – Lake Talquin Recreational/Urban Fringe.**

21  
22 (a) Purpose and intent. The purpose and intent of the Lake Talquin recreational urban fringe  
23 district is to allow the same density as the urban fringe district through required clustering to  
24 protect environmentally sensitive areas. This area has unique characteristics in that it has  
25 developed to a large extent with weekend or vacation homes along the lake.

26 In the future, a critical areas study will be performed for this area to ascertain the environmental  
27 impacts of future development as well to produce a strategy to provide services. Once this study  
28 has been completed the provisions of this district will be reassessed and this article will be  
29 amended as appropriate.

30 (b) Allowable uses. For the purpose of this article, the following land use types are allowable in  
31 this zoning district and are controlled by the land use development standards of this article,  
32 the Comprehensive Plan and schedules of permitted uses.

- 33 (1) Minor commercial.
- 34 (2) Neighborhood commercial.
- 35 (3) Highway commercial.
- 36 (4) Minor office.
- 37 (5) Low-density residential.
- 38 (6) Passive recreation.
- 39 (7) Active recreation.
- 40 (8) Community services.

- 1 (9) Light infrastructure.  
 2 (10) Heavy infrastructure.  
 3 (11) Postsecondary.  
 4 (c) List of permitted uses. Some of the uses on these schedules are itemized according to the  
 5 Standard Industrial Code (SIC). Allowable uses, appropriate permit level and applicable  
 6 development and locational standards in the Lake Talquin recreation urban fringe district  
 7 are as follows:

8 P = Permitted use R = Restricted use S = Special exception

Legend					
Ag	=	Agricultural	PR	=	Passive recreation
MC	=	Minor commercial	AR	=	Active recreation
NC	=	Neighborhood commercial	CS	=	Community services
HC	=	Highway commercial	PS	=	Postsecondary
LR	=	Low-density residential			

9

SIC Code	Name of Use	Development and Locational Standards									
		Ag	MC	NC	HC	LR	PR	AR	CS	PS	
	<b>RESIDENTIAL</b>										
	Dwelling, one-family					P					
	Dwelling, two-family					P					
	Dwelling, mobile home					P					
	<b>AGRICULTURE, FORESTRY, AND FISHING</b>										
02	Agricultural production—Livestock	P									
074	Veterinary services		R	S							
	<b>TRANSPORTATION AND PUBLIC UTILITIES</b>										
43	Postal service		P	S					S		
	<b>RETAIL TRADE</b>										
521	Lumber and other building materials		P	P							
523	Paint, glass, and wallpaper stores		P	P	S						
525	Hardware stores		P	P	S						
526	Retail nurseries and garden stores		R	R							
539	Misc. general merchandise stores		P	P							
541	Grocery stores		P	P							
542	Meat and fish markets		P	P							
543	Fruit and vegetable markets		P	P							
544	Candy, nut and confectionery stores		P	P							
545	Dairy products stores		P	P							
546	Retail bakeries		P	P							
553	Auto and home supply stores		P	P							
554	Gasoline service stations		P	R	S						
	Convenience store		P	S	S						
56	Apparel and accessory stores		P	P							
571	Furniture and homefurnishings stores		P	P							
572	Household appliance stores		P	P							

573	Radio, television, and computer stores	P	P						
5736	Musical instrument stores	P	P						
581	Eating and drinking places	P	P						
591	Drugstores and proprietary stores	P	P						
592	Liquor stores	P	P						
593	Used merchandise stores	P	P						
5941	Sporting goods and bicycle shops	P	P						
5942	Bookstores	P	P						
5943	Stationery stores	P	P						
5944	Jewelry stores	P	P						
5945	Hobby, toy, and game shops	P	P						
5946	Camera and photographic supply stores	P	P						
5947	Gift, novelty, and souvenir shops	P	P						
5948	Luggage and leather goods stores	P	P						
5949	Sewing, needlework, and piece goods	P	P						
5961	Catalog and mail-order houses	P	P						
5983	Fuel oil dealers					S			
5984	Liquefied petroleum gas dealers					S			
5992	Florists	P	P						
5993	Tobacco stores and stands	P	P						
5994	News dealers and newsstands	P	P						
5995	Optical goods stores	P	P						
	FINANCE, INSURANCE AND REAL ESTATE								
6553	Cemeteries	P							P
	SERVICES								
703	Camps and recreational vehicle parks							R	
722	Photographic studios, portrait	P	P						
723	Beauty shops	P	P						
724	Barber shops	P	P						
725	Shoe repair and shoeshine parlors	P	P						
7334	Photocopying and duplicating services	P	P						
7335	Commercial photography	P	P						
7336	Commercial art and graphic design	P	P						
753	Automotive repair shops	R	R						
754	Automotive services, except repair	R	R						
762	Electrical repair shops	P	P						
763	Watch, clock, and jewelry repair	P	P						
764	Reupholstery and furniture repair	P	P						
784	Video tape rental	P	P	P					
791	Dance studios, schools, and halls	P	P						
793	Bowling centers	P	P						
7997	Membership sports and recreation clubs	P	P						
821	<u>Public elementary and secondary schools (that are subject to the School Interlocal Agreement); (excludes charter and private schools)</u>								S
822	Colleges and universities								S
823	Libraries—Less than 7,500 sq. ft.	P	P						

823	Libraries—7,500 sq. ft. or more						S
824	Vocational schools						S
841	Museums and art galleries						S
842	Botanical and zoological gardens						S
864	Civic and social associations	P	P				S
6553	Cemeteries	P					
	<b>PUBLIC ADMINISTRATION</b>						
922	Public order and safety						S
9221	Police protection						S
9223	Correctional institutions						S
9224	Fire protection						S
	<b>RECREATION</b>						
	Hiking and nature trails					P	
	Picnicking					P	
	Canoe trails					P	
	Bicycle trails					P	
	Horseback riding trails					P	
	Tot lots					P	
	Court sports					P	
	Field sports					P	
	Boat landings					P	
	Archaeological historical sites					S	

1

2 (d) The maximum allowable floor area in the Lake Talquin urban fringe district is as follows:

COMMERCIAL LAND USE TYPE	LAKE TALQUIN RECREATION URBAN FRINGE
<b>MINOR*</b>	
Total location	20,000
Single site or quadrant	10,000
Single structure	5,000
<b>NEIGHBORHOOD**</b>	
Total location	100,000
Single site or quadrant	100,000
Single structure	50,000

3

4 \* Maximum 10,000 gross square feet, if located on a local street.

5 \*\* Only one neighborhood commercial site (quadrant) will be permitted at the intersection of a  
6 major collector and arterial road. The maximum allowable commercial development permitted at  
7 the neighborhood commercial area located at the intersection of two major collectors is 50,000  
8 sq. ft. g.s.l.a.

9 (e) The minimum development standards in the Lake Talquin urban fringe district are as  
10 follows:

	Low Density Residential	Commercial	Agricultural-Related Industrial	Community Services; Active Recreation;	Comp. Plan Policy 2.1.9. Subdivision
--	-------------------------	------------	---------------------------------	--	--------------------------------------

							Public, Primary and Secondary Schools	
	Noncluster	Cluster	Noncluster	Cluster				
<b>MINIMUM SETBACKS (FEET)</b>								
<b>Front yard</b>								
Building	30	30*	30	25*	50	30	25	
Parking	—	—	40	40*	50	40	—	
<b>Corner yard</b>								
Building	30	30*	30	25*	50	30	25	
Parking	—	—	40	40*	50	40	—	
<b>Side yard</b>								
Building	20	20*	40	20*	50	40	15	
Parking	—	—	40	20*	50	40	—	
<b>Rear yard</b>								
Building	50	50*	50	30*	50	50	50	
Parking	—	—	40	10*	50	50	50	
<b>Adjoining lower intensity zoning district</b>								
Building	—	—	—	—	100	—	—	
Parking	—	—	—	—	100	—	—	
Maximum % impervious surface area	30	25**	30	25**	30	—	30	
<b>Heights (feet)</b>								
Maximum at building envelope perimeter	35	35	35	35	35	35	35	
Maximum additional height/additional zoning setback	1/1'	1/1'	1/1'	1/1'	1/1'	1/1'	1/1'	
Total maximum height	—	—	45	45	45***	45	—	
Minimum lot frontage	15	15	40	40	100	—	15	
Minimum lot area (acres)	3.0	0.5	3.0	0.5	10.0	—	0.5	

- 1
- 2 \* This number applies to the perimeter setback only.
- 3 \*\* Maximum percent impervious of developable portion of site.
- 4 \*\*\* This height applies to habitable portion of an industrial structure.
- 5 (f) Development standards. All proposed development shall meet the commercial site location
- 6 standards (section 10-6.619); buffer zone standards (section 10-7.522); and the parking
- 7 and loading requirements (subdivision 3 of division 5 of article VII).

8

9 **SECTION 6.** Section 10-6.634 of Article VI of Chapter 10 of the Code of Laws of Leon County,

10 Florida, entitled "Residential Acre" is hereby amended to read as follows:

11 **Sec. 10-6.634. – Residential Acre.**

12

1  
2

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The RA zoning district is intended to be located in areas designated Bradfordville Mixed Use Suburban, Urban Residential 2, or Woodville Rural Community on the Future Land Use Map and is intended to apply to selected areas located on the periphery of the urban service area where sanitary sewer is not expected to be available or environmental constraints exist. The regulations of this district are intended to permit low density or intensity development, consistent with environmental and infrastructure constraints, without precluding future expansion of urban services. The maximum gross density allowed for new residential development in the RA district is 1 dwelling unit per acre. This district also allows certain community and recreational facilities related to residential uses.</p>	<p>(1) Agricultural production-crops.            (2) Cemeteries.            (3) Community facilities related to residential uses including religious facilities, <u>libraries and police/fire stations, elementary public elementary and middle schools that are subject to the School Interlocal Agreement; excludes private and charter schools and libraries.</u> Vocational and high schools are prohibited. Other community facilities may be allowed in accordance with section 10-6.806 of these regulations.            (4) Golf courses.            (5) Passive and active recreational facilities.            (6) Single-family detached dwellings.</p>	<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the county administrator or designee.            (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the county administrator or designee.</p>

3

DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	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)
Single-Family Detached Dwellings	1 acre	80 feet	100 feet	35 feet	15 feet on each side; or any combination of setbacks that equals at least 30 feet, provided that	25 feet	25 feet	not applicable	3 stories

					no such setback shall be less than 10 feet				
Any Permitted Principal Nonresidential Uses	1 acre	100 feet	100 feet	35 feet	15 feet on each side; or any combination of setbacks that equals at least 30 feet, provided that no such setback shall be less than 10 feet	25 feet	25 feet	10,000 square feet of gross building floor area per acre	3 stories

1

2 GENERAL NOTES:

3 1. If central sanitary sewer is not available, nonresidential development is limited to a maximum  
4 of 2,500 square feet of building area. Community service facilities are limited to a maximum of  
5 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer  
6 Policy 2.1.12 of the Comprehensive Plan for additional requirements.

7 2. Refer to the Environmental Management Act (EMA) for Information pertaining to the  
8 regulation of environmental features (preservation/conservation features), stormwater  
9 management requirements, etc.

10 3. Refer to the Concurrency Management Ordinance for information pertaining to the availability  
11 of capacity for certain public facilities (roads, parks, etc.).

12 (Ord. No. 07-20, § 2, 7-10-07; Ord. No. 09-13, § 4, 3-19-09)

13  
14 **SECTION 7.** Section 10-6.642 of Article VI of Chapter 10 of the Code of Laws of Leon County,  
15 Florida, entitled "OR-1 Office Residential District" is hereby amended to read as follows:

16  
17 **Sec. 10-6.642. – OR-1 Office Residential District.**

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
The OR-1 district is intended to be located within areas designated Bradfordville Mixed Use or Suburban on the Future Land Use Map of the Comprehensive Plan in areas where employment and residential uses are encouraged to locate in close proximity to each other. The provisions of the OR-1 district are intended to provide the district with a residential character to further encourage this mixing of uses at a compatible scale. A variety of housing types, compatible non-retail activities of moderate intensity and certain community facilities related to office or residential facilities (recreational, community services, and light infrastructure) may be permitted in the OR-1 district. The regulations of these districts are not intended to displace viable	(1) Bed and breakfast inns up to a maximum of 6 rooms. (2) Broadcasting studios. (3) Community facilities related to office or residential facilities, including libraries, religious facilities, police/fire stations, and elementary, <u>and</u> middle <u>schools and high schools</u> . Vocational schools are prohibited. Other community facilities may be allowed in accordance with section 10-6.806 of these regulations. (4) Day care centers. (5) Medical and dental offices and services, laboratories, and clinics. (6) Non-medical offices and services, including business and government offices and services. (7) Nursing homes and other residential care facilities.	(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the county administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the administrator or designee.

residential areas. The maximum gross density allowed for new residential development in the OR-1 district is 8 dwelling units per acre, while the minimum gross density allowed is 6 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities.	(8) Passive and active recreational facilities. (9) Personal services. (10) Single-family attached dwellings. (11) Single-family detached dwellings. (12) Studios for photography, music, art, dance, drama, and voice. (13) Two-family dwellings. (14) veterinary services, including veterinary hospitals.	
--	--	--

1

DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	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)
Single-Family Detached Dwellings	5,000 square feet	50 feet	100 feet	15 feet	7.5 feet on each side: or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
Two-Family Dwellings	8,500 square feet	70 feet	100 feet	15 feet	same as single-family above	15 feet	25 feet	not applicable	3 stories
Single-Family Attached Dwellings	3,750 square feet end unit, 2,400 square feet interior lot	37.5 feet end unit; 25 feet interior lot	80 feet	15 feet	none	15 feet	25 feet	Maximum length: 8 units	3 stories
Any Permitted Principal Nonresidential Use	6,000 square feet	50 feet	100 feet	15 feet	Same as single-family above	25 feet	10 feet	10,000 square feet of gross building floor area per acre (does not apply to a	3 stories

								conversion of an existing structure) or 12,500 square feet of gross building floor area per acre if the project is a mixed use development	
--	--	--	--	--	--	--	--	--	--

7. Off-Street Parking Requirements: Off-street parking facilities associated with permitted principal nonresidential uses in the OR-1 zoning district must comply with the following requirements:

- a. Parking Setbacks: Side-Corner: 20 feet  
Rear and Side-Interior: 10 feet
- b. Driveway Setbacks: Side-Corner: 10 feet (none if driveway is shared)  
Rear and Side-Interior: 4 feet (none if driveway is shared)
- c. Off-street parking may not be placed in a front yard between a building and the street.
- d. The parking or driveway separation from the building is 4 feet.
- e. All off-street parking spaces behind a building shall be screened from the required front yard and side corner lot areas by evergreen landscaping at least 4 feet in height.
- f. Parking spaces shall be screened from rear and interior side property lines by a combination of a 6 foot high opaque fence or wall and landscape plant material.
- g. Driveways connecting to a public street shall be the narrowest possible width to ensure appropriate safety standards, as determined by the county administrator or designee.

1

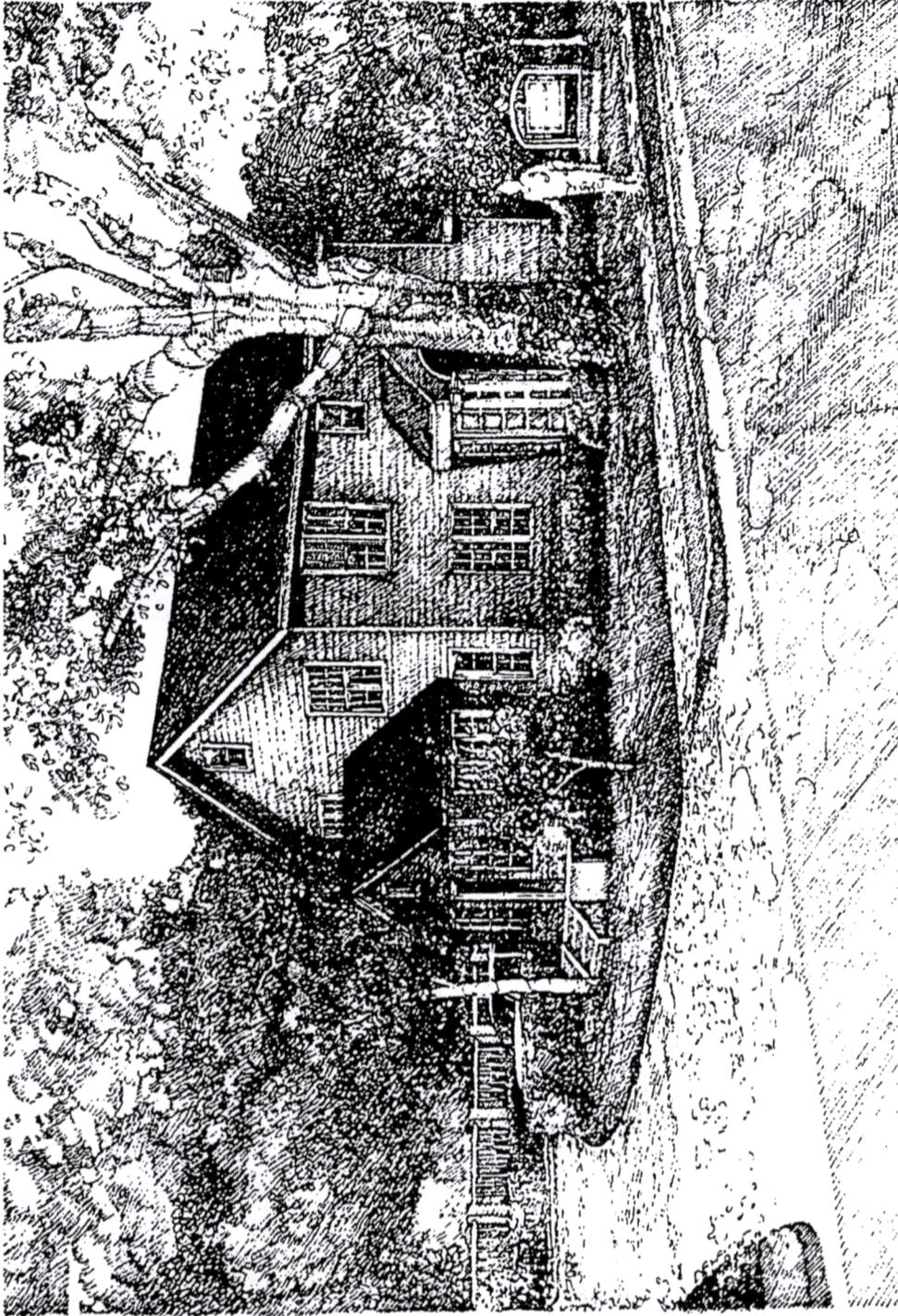
2 GENERAL NOTES:

- 3 1. If central sanitary sewer is not available, residential development is limited to a minimum of
- 4 0.50 acre lots and nonresidential development is limited to a maximum of 2,500 square feet of
- 5 building area. Community service facilities are limited to a maximum of 5,000 square feet of
- 6 building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the
- 7 Comprehensive Plan for additional requirements.
- 8 2. Refer to the Environmental Management Act (EMA) for information pertaining to the
- 9 regulation of environmental features (preservation/conservation features), stormwater
- 10 management requirements, etc.
- 11 3. Refer to the Concurrent Management Ordinance for Information pertaining to the availability
- 12 of capacity for certain public facilities (roads, parks, etc.).

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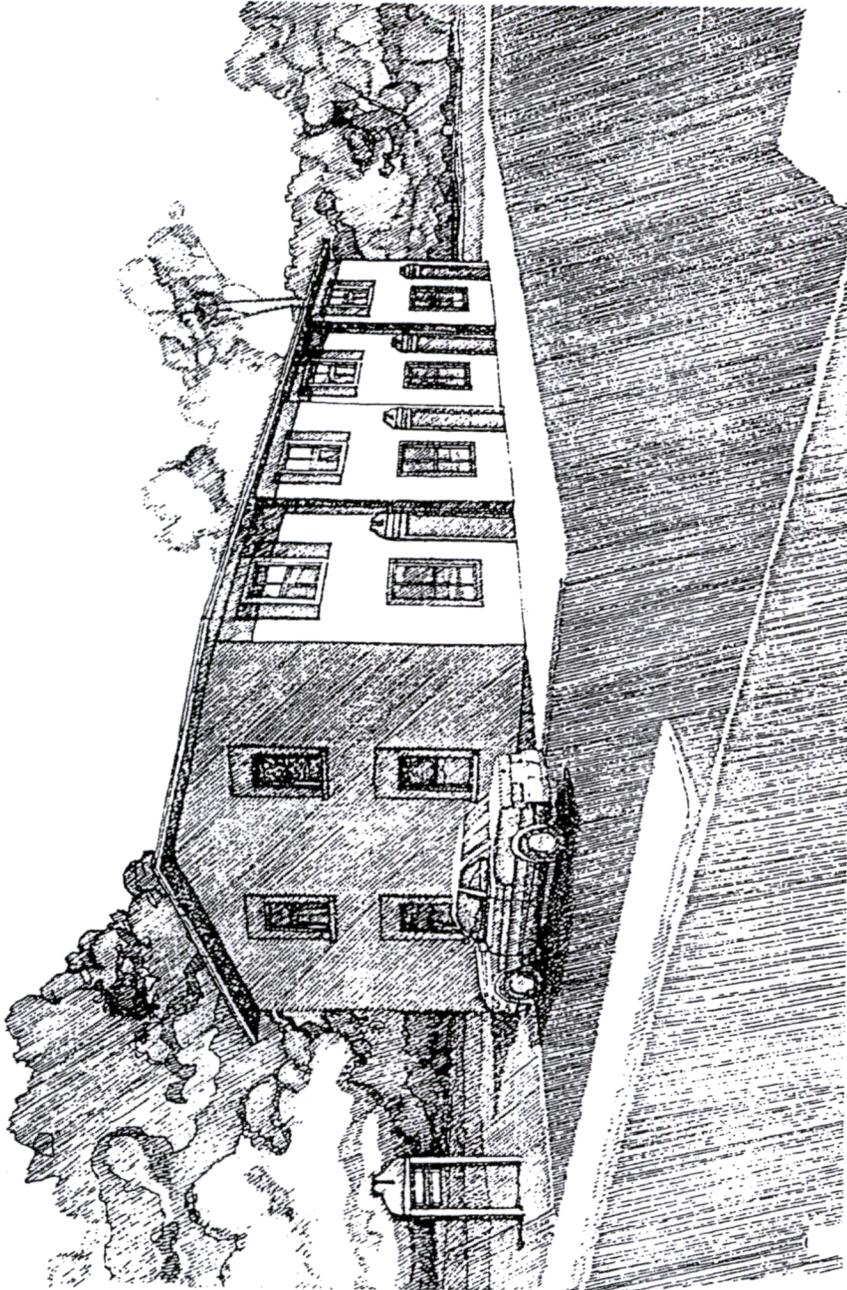
**THIS: OR-1 - Office Residential District -**

Preserving the residential character of neighborhoods is essential when residential structures are converted to office use. Maintaining the landscape quality of the front yard area is required. Also, note the limited signage, parking to the side or rear, and screening and buffering of parking.



**NOT THIS: OR-1- Office Residential District -**

The residential character of this development is lost in a sea of parking. Building fronts that do not face the street, parking in front of the building and lack of landscaping make this an unacceptable neighbor in a residential area.



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(Ord. No. 07-20, § 2, 7-10-07; Ord. No. 09-13, § 4, 3-19-09)

**SECTION 8.** Section 10-6.643 of Article VI of Chapter 10 of the Code of Laws of Leon County, Florida, entitled “OR-2 Office Residential District” is hereby amended to read as follows:

**Sec. 10-6.643. - OR-2 Office Residential District.**

1. District Intent	PERMITTED USES		
	2. Principal Uses		3. Accessory Uses
	(1) Banks and other financial institutions. (2) Broadcasting studios. (3) Community facilities related to office or residential facilities, including libraries, religious facilities, police/fire stations and elementary, and middle, <del>schools</del> <u>high schools</u> and vocational schools. Other community facilities may be allowed in accordance with	(15) Retail food and grocery (only allowed in a business park development). (16) Single-family attached dwellings. (17) Single-family detached dwellings. (18) Social, fraternal and recreational clubs and lodges, including assembly halls. (19) Stand-alone restaurants without drive-thrus (only allowed in a	(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the county administrator or designee. (2) Light infrastructure and/or utility services

<p>permitted uses to promote the use of public transit and the efficient use of public infrastructure. Off-street parking facilities in the OR-2 district shall be located and designed to promote convenient access to pedestrian and mass transit facilities. A variety of housing types, compatible non-retail activities of moderate intensity, retail commercial activities (limited to the ground floor), and certain community and recreational facilities related to office or residential uses are permitted in the OR-2 district. The maximum gross density allowed for new residential development in the OR-2 district is 16 dwelling units per acre, while the minimum gross density allowed is eight dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities. In order to implement the business park development pattern, a minimum of ten acres is required with at least three types of uses which shall include office and commercial.</p>	<p>section 10-6.806 of these regulations.  (4) Day care centers.  (5) Golf courses.  (6) Hotels and motels, including bed and breakfast inns.  (7) Medical and dental offices and services, laboratories and clinics.  (8) Multiple-family dwellings.  (9) Nonmedical offices and services, including business and government offices and services.  (10) Nursing homes and other residential care facilities.  (11) Off-street parking facilities.  (12) Passive and active recreational facilities.  (13) Personal services.  (14) Retail drug store with drive-thrus (only allowed in a business park development).</p>	<p>business park development).  (20) Studios for photography, music, art, dance, drama and voice.  (21) Two-family dwellings.  (22) Veterinary services, including veterinary hospitals.  (23) Zero-lot line single-family detached dwellings.  (24) Any use permitted in the C-1 district (and is not listed in uses 1—20 above), provided that the use is on the first floor of a multi-story building containing office and/or residential uses on any of the floors above the first floor.</p>	<p>and facilities necessary to serve permitted uses, as determined by the administrator or designee.</p>
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DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	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)
Single-Family Detached Dwellings	5,000 square feet	50 feet	100 feet	15 feet	7.5 feet on each side: or any combination of setbacks	15 feet	25 feet	not applicable	3 stories

					that equals at least 15 feet, provided that no such setback shall be less than 5 feet				
Two-Family Dwellings	8,500 square feet	70 feet	100 feet	15 feet	same as single-family above	15 feet	25 feet	not applicable	3 stories
Single-Family Attached Dwellings	1,600 square feet minimum; average of 2,000 square feet	16 feet	none	15 feet	none	15 feet	25 feet	not applicable	3 stories
Multiple-Family Dwellings	10,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	25 feet	10 feet	not applicable	3 stories
Zero-Lot Line Single-Family Detached Dwellings	3,750 square feet	30 feet interior lot; 40 feet corner lot	100 feet	20 feet	0 feet one side; 5 feet other side	15 feet	25 feet	not applicable	3 stories
Any Permitted Principal Nonresidential Use	12,000 square feet	60 feet	100 feet	15 feet	15 feet on each side	25 feet	10 feet	20,000 square feet of gross building floor area per acre	3 stories

DEVELOPMENT STANDARDS—Continued

Commercial Uses (Only Allowed in Business Park Development)	12,000 square feet	60 feet	100 feet	15 feet	15 feet on each side	25 feet	10 feet	20,000 square feet of gross building floor area per acre; Individual buildings may not exceed 15,000 gross square feet	3 stories
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7. Additional Criteria and Restrictions for Business Park Development: Commercial uses shall not exceed 25 percent of the total square feet of the development.

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2 GENERAL NOTES:

- 3 1. If central sanitary sewer is not available, residential development is limited to a minimum of  
4 0.50 acre lots and nonresidential development is limited to a maximum of 2,500 square feet of  
5 building area. Community service facilities are limited to a maximum of 5,000 square feet of

1 building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the  
 2 Comprehensive Plan for additional requirements.  
 3 2. Refer to the Environmental Management Act (EMA) for information pertaining to the  
 4 regulation of environmental features (preservation/conservation features), stormwater  
 5 management requirements, etc.  
 6 3. Refer to the Concurrent Management Ordinance for Information pertaining to the availability  
 7 of capacity for certain public facilities (roads, parks, etc.).

8 (Ord. No. 07-20, § 2, 7-10-07; Ord. No. 09-13, § 4, 3-19-09; Ord. No. 09-33, § 3, 10-13-09)

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10 **SECTION 9.** Section 10-6.644 of Article VI of Chapter 10 of the Code of Laws of Leon County,  
 11 Florida, entitled “OR-3 Office Residential District” is hereby amended to read as follows:  
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13 **Sec. 10-6.644. - OR-3 Office Residential District.**  
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1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The OR-3 district is intended to be located within areas designated Bradfordville Mixed Use or Suburban on the Future Land Use Map of the Comprehensive Plan in areas where employment and residential uses are encouraged to locate in close proximity to each other. The provisions of this district are intended to promote urban density and intensity of residential and office uses and the mixing of permitted uses to promote the use of public transit and the efficient use of public infrastructure. Off-street parking facilities in the OR-3 district shall be located and designed to promote convenient access to pedestrian and mass transit facilities. A variety of housing types, compatible nonretail activities of moderate intensity, retail commercial activities (limited to the ground floor), and certain community and recreational facilities related to office or residential uses are permitted in the OR-3 district. The maximum gross density allowed for new residential development in the OR-3 district is 20 dwelling units per acre, while the minimum gross density allowed is eight dwelling units per acre, unless constraints of concurrency or preservation and/or</p>	<p>(1) Banks and other financial institutions.            (2) Broadcasting studios.            (3) Community facilities related to office or residential facilities, including libraries, religious facilities, vocational, police/fire stations, <u>elementary</u>, middle, and high schools. Other community facilities may be allowed in accordance with section 18.1 of these regulations.            (4) Day care centers.            (5) Golf courses.            (6) Hotels and motels, including bed and breakfast inns.            (7) Medical and dental offices and services, laboratories, and clinics.            (8) Multiple-family dwellings.            (9) Nonmedical offices and services, including business and government offices and services.            (10) Nursing homes, including other residential care facilities.            (11) Off-street parking facilities.</p>	<p>(12) Passive and active recreational facilities.            (13) Personal services.            (14) Single-family attached dwellings.            (15) Single-family detached dwellings.            (16) Social, fraternal, recreational clubs and lodges, and assembly halls.            (17) Studios for photography, music, art, dance, drama, and voice.            (18) Two-family dwellings.            (19) Veterinary services, including veterinary hospitals.            (20) Zero lot line single-family detached dwellings.            (21) Any use permitted in the C-1 district (and is not listed in uses 1—20 above), provided that the use is on the first floor of a multi-story building containing office and/or residential uses on any of the floors above the first floor.</p> <p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the county administrator or designee.            (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the county administrator or designee.</p>

conservation features preclude the attainment of the minimum densities.			
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DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	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)
Single-Family Detached Dwellings	5,000 square feet	50 feet	100 feet	15 feet	7.5 feet on each side: or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
Two-Family Dwellings	8,500 square feet	70 feet	100 feet	15 feet	same as single-family above	15 feet	25 feet	not applicable	3 stories
Single-Family Attached Dwellings	1,600 square feet minimum ; average of 2,000 square feet	16 feet	none	15 feet	none	15 feet	25 feet	not applicable	3 stories
Multiple-Family Dwellings	10,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	25 feet	10 feet	not applicable	3 stories
Zero-Lot Line Single-Family Detached Dwellings	3,750 square feet	30 feet interior lot; 40 feet corner lot	100 feet	20 feet	0 feet one side; 5 feet other side	15 feet	25 feet	not applicable	3 stories
Any Permitted Principal Nonresidential Use	12,000 square feet	60 feet	100 feet	15 feet	15 feet on each side	25 feet	10 feet	20,000 square feet of gross building floor area per acre	3 stories (SEE NOTE 4)

								(SEE NOTE 4)	
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**GENERAL NOTES:**

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and nonresidential 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 the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
4. In properties formerly designated as Mixed Use-C in the Future Land Use Map, the maximum nonresidential gross building floor area is 40,000 square feet per acre and the maximum building height is 6 stories, if parking structures are provided for at least 50 percent of the parking spaces.

(Ord. No. 07-20, § 2, 7-10-07; Ord. No. 09-13, § 4, 3-19-09)

**SECTION 10.** Section 10-6.647 of Article VI of Chapter 10 of the Code of Laws of Leon County, Florida, entitled "C-2 General Commercial District" is hereby amended to read as follows:

**Sec. 10-6.647. - C-2 General Commercial District.**

1. District Intent	PERMITTED USES		
	2. Principal Uses		3. Accessory Uses
The C-2 district is intended to be located in areas designated Bradfordville Mixed Use, Suburban or Woodville Rural Community on the Future Land Use Map of the Comprehensive Plan shall apply to areas with direct access to major collector or arterial roadways located within convenient traveling distance to several neighborhoods, wherein small groups of retail commercial, professional, office, community and recreational facilities and other convenience commercial activities are permitted in order to provide goods and services that people frequently use in close proximity to their homes. The C-2 district is not intended to accommodate large scale commercial or service activities or other types of more intensive commercial activity. The maximum gross density allowed for new residential development in the C-2 district is 16	(1) Antique shops. (2) Automotive service and repair, including car wash. (3) Bait and tackle shops. (4) Banks and other financial institutions. (5) Camera and photographic stores. (6) Cocktail lounges and bars. (7) Community facilities related to the permitted principal uses, including libraries, religious facilities, police/fire stations, <u>elementary, middle and high schools.</u> <del>Elementary schools are prohibited.</del> Other community facilities may be allowed in accordance with section 10-6.806 of these regulations. (8) Day care centers. (9) Gift, novelty and souvenir shops. (10) Indoor amusements (bowling, billiards, skating, etc.). (11) Indoor theaters (including amphitheaters). (12) Laundromats,	(24) Residential (any type), provided that it is located on the second floor or above a building containing commercial or office uses on the first floor. (25) Restaurants, with or without drive-in facilities. (26) Retail bakeries. (27) Retail computer, video, record and other electronics. (28) Retail department, apparel and accessory stores. (29) Retail drug stores. (30) Retail florist. (31) Retail food and grocery. (32) Retail furniture, home appliances, accessories. (33) Retail home/garden supply, hardware and nurseries.	(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the county administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the county administrator or designee.

<p>dwelling units per acre, with a minimum gross density of eight dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum density. The residential uses are required to be located on the second floor or above of a building containing commercial or office uses on the first floor. Mixed use projects in the C-2 district are encouraged, but are not required. In order to maintain compact and nonlinear characteristics, C-2 districts shall not be located closer than ¼ mile to other C-2 or C-1 districts or to parcels of land containing commercial developments including more than 20,000 gross square feet of floor area and shall not exceed 30 acres in size.</p>	<p>laundry and dry cleaning pick-up.  (13) Mailing services.  (14) Medical and dental offices, services, laboratories and clinics.  (15) Motor vehicle fuel sales.  (16) Nonmedical offices and services, including business and government offices and services.  (17) Nonstore retailers.  (18) Passive and active recreational facilities.  (19) Personal services (barber shops, fitness clubs, etc.).  (20) Photocopying and duplicating services.  (21) Rental and sales of dvds, video tapes and games.  (22) Rental of tools, small equipment or party supplies.  (23) Repair services, nonautomotive.</p>	<p>(34) Retail jewelry store.  (35) Retail needlework shops and instruction.  (36) Retail newsstand, books, greeting cards.  (37) Retail office supplies.  (38) Retail optical and medical supplies.  (39) Retail package liquors.  (40) Retail pet stores.  (41) Retail picture framing.  (42) Retail sporting goods, toys.  (43) Retail trophy store.  (44) Shoes, luggage and leather goods.  (45) Social, fraternal and recreational clubs and lodges, including assembly halls.  (46) Studios for photography, music, art, dance and voice.  (47) Tailoring.  (48) Veterinary services, including veterinary hospitals.  (49) Other uses, which in the opinion of the county administrator or designee, are of a similar and compatible nature to those uses described in this district.</p>	
<p>FOR ADDITIONAL DEVELOPMENT STANDARDS, REFER TO PAGE 2 OF 2</p>			

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DEVELOPMENT STANDARDS									
	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
Use Category	a. Lot or	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior	c. Side-Corner	d. Rear	a. Building Size (excluding gross building floor area	b. Building Height (excluding

	Site Area				Lot	Lot		used for parking)	stories used for parking)
Any Permitted Principal Use	none	none	none	25 feet	15 feet on each side	25 feet	10 feet	Except for properties within the Woodville Rural Community, 12,500 square feet of nonresidential gross building floor area per acre and commercial and/or office uses not to exceed 200,000 square feet of gross building floor area for each district containing 20 acres or less. 12,500 square feet of nonresidential gross building floor area per acre and commercial and/or office uses not to exceed maximum of 250,000 square feet of nonresidential gross building area per district for districts containing more than 20 acres to 30 acres. Individual buildings may not exceed 50,000 gross square feet.  Within the Woodville Rural Community, 12,500 square feet of nonresidential gross building area per acre and commercial uses not to exceed 50,000 square feet of gross building floor area per parcel.	3 stories

7. Street Vehicular Access Restrictions: Properties in the C-2 zoning district shall be located on a major collector or arterial street, but may have additional vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from nonresidential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RHA, R-1, R-2, R-3, R-4, R-5, MH and RP.

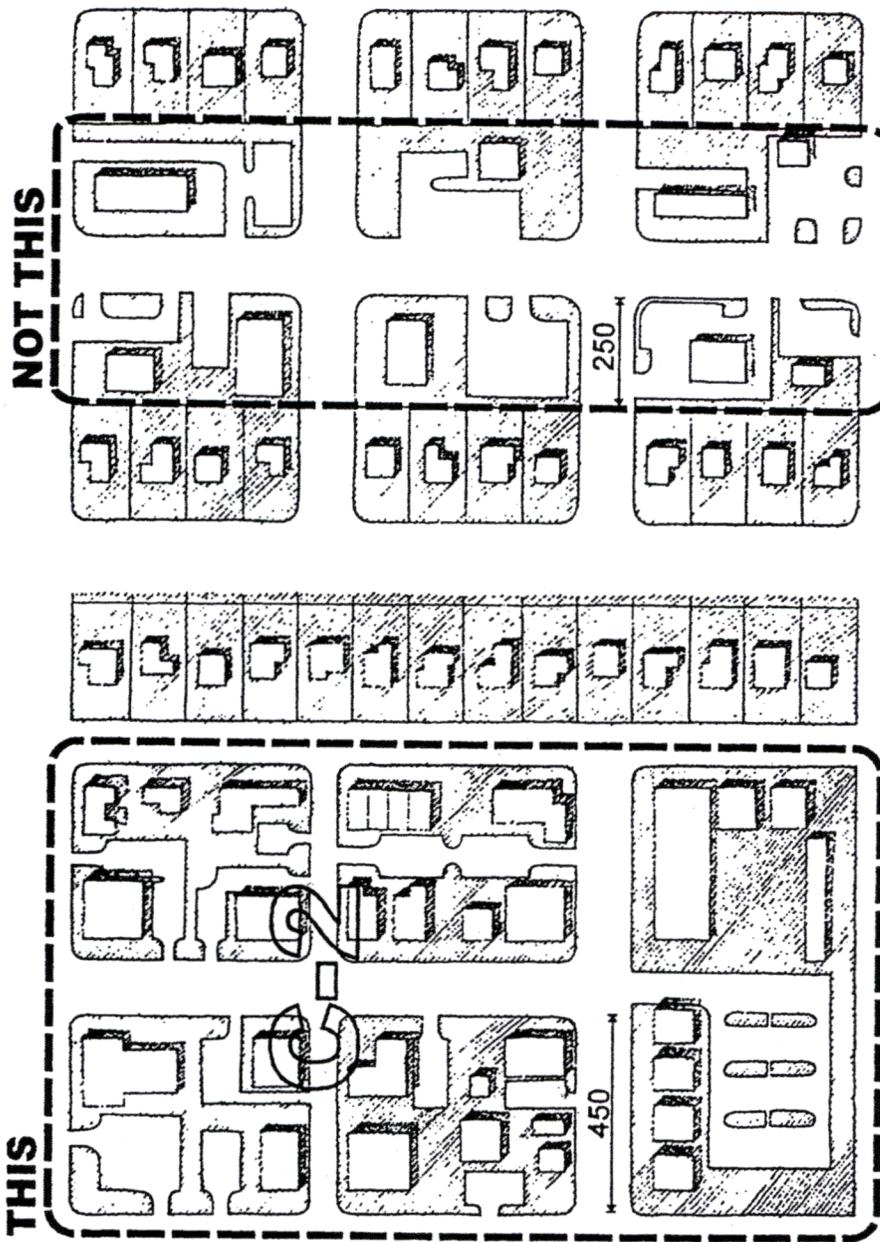
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2 GENERAL NOTES:

- 3 1. If central sanitary sewer is not available, residential development is limited to a minimum of  
4 0.50 acre lots and Inside the Urban Service Area nonresidential development is limited to a  
5 maximum of 2,500 square feet of building area. Inside the Urban Service Area, community  
6 service facilities are limited to a maximum of 5,000 square feet of building area of a 500 gallon  
7 septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional  
8 requirements.  
9 2. Refer to the Environmental Management Act (EMA) for information pertaining to the  
10 regulation of environmental features (preservation/conservation features), stormwater  
11 management requirements, etc.  
12 3. Refer to the Concurrency Management Ordinance for information pertaining to the availability  
13 of capacity for certain public facilities (roads, parks, etc.).

**C-2 - Neighborhood Commercial District -**

The Neighborhood Commercial district limits arterial street frontage to 100 feet per acre. This provision is intended to promote "nodes" of commercial development rather than "strip" commercial development along arterial streets.



C-2 - Neighborhood Commercial District - THIS and NOT THIS illustrations

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2 (Ord. No. 07-20, § 2, 7-10-07; Ord. No. 09-13, § 4, 3-19-09; Ord. No. 09-33, § 3, 10-13-09)

3 **SECTION 11.** Section 10-6.650 of Article VI of Chapter 10 of the Code of Laws of Leon County,  
 4 Florida, entitled "UP-1 Urban Pedestrian District" is hereby amended to read as follows:

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**Sec. 10-6.650. - UP-1 Urban Pedestrian District.**

1. District Intent	PERMITTED USES		
	2. Principal Uses		3. Accessory Uses
The UP-1 district is intended to be located in areas designated Suburban or Bradfordville Mixed Use on the Future Land Use Map of the Comprehensive Plan and shall apply to compact, linear urban areas with direct access to an arterial roadway. The intent of this district is to promote the redevelopment of areas from lower intensity "strip" development pattern to a more intensive, higher density urban pattern. It is one of the intents of this district to permit the	(1) Antique shops. (2) Banks and other financial institutions, without drive-through facilities. (3) Camera and photographic stores. (4) Cocktail lounges and bars. (5) Community facilities related to the permitted principal uses, including libraries, religious facilities, <del>vocational and middle schools,</del> and police/fire stations, <u>vocational, elementary, middle and high schools.</u> <del>Elementary</del>	(21) Residential (any type). (22) Restaurants without drive-in facilities. (23) Retail bakeries. (24) Retail computer, video, record, and other electronics. (25) Retail department, apparel, and accessory stores. (26) Retail drug store. (27) Retail florist. (28) Retail food	(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the county administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve

<p>gradual conversion of existing development to the new standards by allowing the continuation of certain existing uses and allowing the conversion of those existing uses to drive-through uses, provided that the new uses meet the development standards of this district and foster an improved pedestrian environment. It is not intended that additional sites within this district be converted to new drive-through uses. The UP-1 district shall be located in areas near employment or activity centers with access to public transit. The provisions of this district are intended to promote more intensive and multiple use developments with pedestrian facilitation and orientation. Retail commercial, professional, office, medium density residential, and community and recreational facilities related to principal permitted uses are permitted. This district is not intended to accommodate regional scale commercial and service activities, not automotive oriented uses (auto sales, service or repair). New residential development shall have a minimum gross density of 6 dwelling units per acre and a maximum gross density of 16 dwelling units per acre. The minimum gross density requirements may be eliminated if constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities.</p>	<p><del>and high schools are prohibited.</del> Other community facilities may be allowed in accordance with section 10-6.806 of these regulations.  (6) Day care centers.  (7) Gift, novelty, and souvenir stores.  (8) Hotels and motels, including bed and breakfast inns.  (9) Indoor amusements (bowling, billiards, skating, etc.).  (10) Laundromats, laundry and dry cleaning pick-up stations without drive-through facilities.  (11) Mailing services.  (12) Medical and dental offices, services, laboratories, and clinics.  (13) Nonmedical offices and services, including business and government offices and services.  (14) Non-store retailers.  (15) Off-street parking facilities.  (16) Passive and active recreational facilities.  (17) Personal services (barber shops, fitness clubs etc.).  (18) Photocopying and duplicating services.  (19) Rental and sales of dvds, video tapes and games.  (20) Repair services, non-automotive.</p>	<p>and grocery.  (29) Retail furniture, home appliances, accessories.  (30) Retail home/garden supply, hardware, and nurseries without outside storage or display.  (31) Retail jewelry stores.  (32) Retail needlework shops and instruction.  (33) Retail newsstand, books, greeting cards.  (34) Retail package liquors.  (35) Retail picture framing.  (36) Retail trophy stores.  (37) Shoes, luggage, and leather goods.  (38) Social, fraternal and recreational clubs and lodges, including assembly halls.  (39) Studios for photography, music, art, drama, and voice.  (40) Tailoring.  (41) Existing drive-through uses and existing motor vehicle fuel sales which were legally established and in existence on October 1, 1997.  (42) Other uses, which in the opinion of the county administrator or designee, are of a similar and compatible nature to those uses described in this district.</p>	<p>permitted uses, as determined by the county administrator or designee.</p>
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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
Any Permitted Principal Use	none	none	none	0 feet minimum 10 feet maximum	none	0 feet minimum 10 feet maximum	20 feet minimum if adjoining a residential district	20,000 square feet of gross building floor area per acre and commercial uses not to exceed 200,000 square feet of gross building floor area per parcel	6 stories (excluding stories used for parking); or 4 stories (including stories used for parking) if proposed structure is within 150 feet of a low density residential zoning district

7. Requirements and Incentives for Off-Street Parking Facilities: In order to create developments consistent with the intent of the district and to encourage mixed used and pedestrian friendly developments, off-street parking facilities associated with the construction of a new building or the expansion of an existing building are prohibited from being located in the front of the subject lot or parcel. The off-street parking requirements set forth in Subdivision 2 of Division 5 of Article VII, including the number of required off-street parking spaces and dimensional requirements are not applicable to properties in the UP-1 zoning district. Instead, the number of required off-street parking spaces and dimensional requirements shall be approved by the county administrator or designee during site plan review or permitting (whichever comes first) based on the information provided by the applicant.

8. Additional Criteria for Nonresidential Uses: The construction of a new nonresidential building or expansion of an existing nonresidential building shall require the front lot and street side exterior walls on the ground floor to contain a minimum of 70 percent transparent material.

9. Street Vehicular Access Restrictions: Properties in the UP-1 zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from nonresidential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, and RP.

10. Criteria for Conditional Uses: After October 1, 1997, drive-through facilities as part of a permitted use in this district may be permitted as conditional uses, providing that the following criteria are met: (a) the new use must be the redevelopment of a site which contains a conforming motor vehicle fuel sale use or a conforming drive-through use (see section No. 2 of this chart); (b) the new use complies with development standards of the zoning district; (c) the use has a cross building floor area in excess of 5,000 square feet; and (d) arterial street access does not exceed one vehicular access point per arterial street frontage.

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2 GENERAL NOTES:

- 3 1. If central sanitary sewer is not available, residential development is limited to a minimum of  
4 0.50 acre lots and nonresidential development is limited to a maximum of 2,500 square feet of  
5 building area. Community service facilities are limited to a maximum of 5,000 square feet of  
6 building area or a 500 gallon septic tank, also, refer to sanitary Sewer Policy 2.1.12 of the  
7 Comprehensive Plan for additional requirements.  
8 2. Refer to the environmental Management Act (EMN) for information pertaining to the  
9 regulation of environmental features (preservation/conservation features), stormwater  
10 management requirements, etc.

1 3. Refer to the Concurrency Management Ordinance for information pertaining to the availability  
 2 of capacity for certain public facilities (roads, parts, etc.).

3 (Ord. No. 07-20, § 2, 7-10-07; Ord. No. 09-13, § 4, 3-19-09)

4  
 5 **SECTION 12.** Section 10-6.651 of Article VI of Chapter 10 of the Code of Laws of Leon County,  
 6 Florida, entitled "UP-2 Urban Pedestrian District" is hereby amended to read as follows:  
 7

8 **Sec. 10-6.651. - UP-2 Urban Pedestrian District.**

1. District Intent	PERMITTED USES		
	2. Principal Uses		3. Accessory Uses
The UP-2 district is intended to be located in areas designated Suburban or Bradfordville Mixed Use on the Future Land Use Map of the Comprehensive Plan and shall apply to compact, linear urban areas with direct access to an access roadway. The intent of this district is to promote the redevelopment of areas from lower intensity "strip" development pattern to a more intensive, higher density urban pattern. It is one of the intents of this district to permit the gradual conversion of existing development to the new standards by allowing the continuation of certain existing uses and allowing the conversion of those existing uses to drive-through uses, provided that the new uses meet the development standards of this district and foster an improved pedestrian environment. It is not intended that additional sites within this district be converted to new drive-through uses. The UP-2 district shall be located in areas near employment or activity centers with access to public transit. The provisions of this district are intended to promote more intensive and multiple use developments with pedestrian facilitation and orientation. Retail commercial, professional, office, medium density residential, and community and recreational facilities related to principal permitted uses are	(1) Antique shops. (2) Banks and other financial institutions, without drive-through facilities. (3) Camera and photographic stores. (4) Cocktail lounges and bars. (5) Community facilities related to the permitted principal uses, including libraries, religious facilities, <del>vocational and middle schools, and</del> police/fire stations, <u>vocational, elementary, middle and high schools.</u> <del>Elementary and high schools are prohibited.</del> Other community facilities may be allowed in accordance with section 10-6.806 of these regulations. (6) Day care centers. (7) Gift, novelty, and souvenir stores. (8) Hotels and motels, including bed and breakfast inns. (9) Indoor amusements (bowling, billiards, skating, etc.). (10) Laundromats, laundry and dry cleaning pick-up stations without drive-through facilities. (11) Mailing services. (12) Medical and dental offices, services, laboratories, and clinics. (13) Nonmedical offices and services, including business and government offices and services. (14) Non-store retailers. (15) Off-street parking facilities. (16) Passive and active recreational facilities. (17) Personal services (barber shops, fitness	(21) Residential (any type). (22) Restaurants without drive-in facilities. (23) Retail bakeries. (24) Retail computer, video, record, and other electronics. (25) Retail department, apparel, and accessory stores. (26) Retail drug store. (27) Retail florist. (28) Retail food and grocery. (29) Retail furniture, home appliances, accessories. (30) Retail home/garden supply, hardware, and nurseries without outside storage or display. (31) Retail jewelry stores. (32) Retail needlework shops and instruction. (33) Retail newsstand, books, greeting cards. (34) Retail package liquors. (35) Retail picture framing. (36) Retail trophy stores. (37) Shoes, luggage, and leather goods. (38) Social, fraternal and recreational clubs and lodges, including assembly halls. (39) Studies for	(1) A use of structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the county administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the county administrator or designee.

permitted. This district is not intended to accommodate regional scale commercial and service activities, not automotive oriented uses (auto sales, service). New residential development that is exclusively residential shall have a minimum gross density of 6 dwelling units per acre and a maximum gross density of 16 dwelling units per acre. New residential development combined with nonresidential development shall have a minimum gross density of 6 dwelling units per acre and a maximum density of 20 dwelling units per acre. The minimum gross density requirements may be eliminated if constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities.	clubs etc.). (18) Photocopying and duplicating services. (19) Rental and sales of dvds, video tapes and games. (20) Repair services, non-automotive.	photography, music, art, drama, and voice. (40) Tailoring. (41) Existing drive-through uses and existing motor vehicle fuel sales which were legally established and in existence on October 1, 1997. (42) Other uses, which in the opinion of the county administrator or designee, are of a similar and compatible nature to those uses described in this district.	
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DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	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
Any Permitted Principal Use	none	none	none	0 feet minimum 10 feet maximum	none	0 feet minimum 10 feet maximum	20 feet minimum if adjoining a residential district	For properties that are exclusively nonresidential: 20,000 square feet of gross building floor area per acre and commercial uses not to exceed 200,000 square feet of gross building floor area per parcel. For properties that combine nonresidential	6 stories (excluding stories used for parking) only if proposed project combines nonresidential with residential uses; or 4 stories (including stories used for parking) if proposed structure is within 150 feet of a low density residential zoning

								al with residential development : 40,000 square feet of gross building floor area per acre and commercial uses not to exceed 200,000 square feet of gross building floor area per parcel, provided that the combined development has at least 1 dwelling unit per 3,000 square feet of nonresidential use, or at least 1,000 square feet of nonresidential use per 3 dwelling units.	district.
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7. Requirements and Incentives for Off-Street Parking Facilities: In order to create developments consistent with the intent of the district and to encourage mixed uses and pedestrian friendly developments, off-street parking facilities associated with the construction of a new building or the expansion of an existing building are prohibited from being located in the front of the subject lot or parcel. The off-street parking requirements set forth in Subdivision 3 of Division 5 of Article VII, including the number of required off-street parking spaces and dimensional requirements are not applicable to properties in the UP-2 zoning district. Instead, the number of required off-street parking spaces and dimensional requirements shall be approved by the county administrator or designee during site plan review of permitting (whichever comes first) based on the information provided by the applicant.

8. Additional Criteria for Nonresidential Uses: The construction of a new nonresidential building or expansion of an existing nonresidential building shall require the front lot and street side exterior walls on the ground floor to contain a minimum of 70 percent transparent material.

9. Street Vehicular Access Restrictions: Properties in the UP-2 zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from nonresidential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, and RP.

10. Criteria for Conditional Uses: After October 1, 1997, drive-through facilities as part of a permitted use in this district may be permitted as conditional uses, providing that the following criteria are met: (a) the new use must be the redevelopment of a site which contains a conforming motor vehicle fuel sale use or a conforming drive-through use (see section No. 2 of this chart); (b) the new use complies with development standards of the zoning district; (c) the use has a gross building floor area in excess of 5,000 square feet; and (d) arterial street access does not exceed one vehicular access point per arterial street frontage.

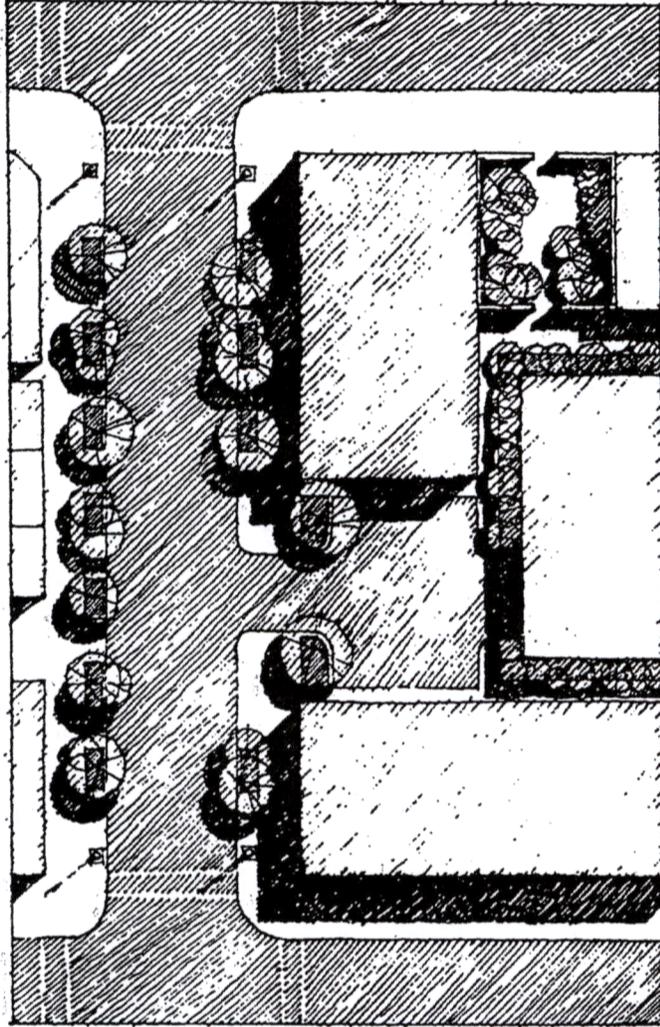
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2 GENERAL NOTES:

- 3 1. If central sanitary sewer is not available, residential development is limited to a minimum of  
4 0.50 acre lots and nonresidential development is limited to a maximum of 2,500 square feet of

**UP-1 & 2 - Urban Pedestrian Corridor Districts-**

These zoning districts are intended to promote office and residential use above office or commercial use of the first floor. Design standards in the UPC districts require buildings to be built close to the street. 70% of the building facade facing a public street are required to be transparent.



UP-1 & 2 - Urban Pedestrian Corridor Districts(1)

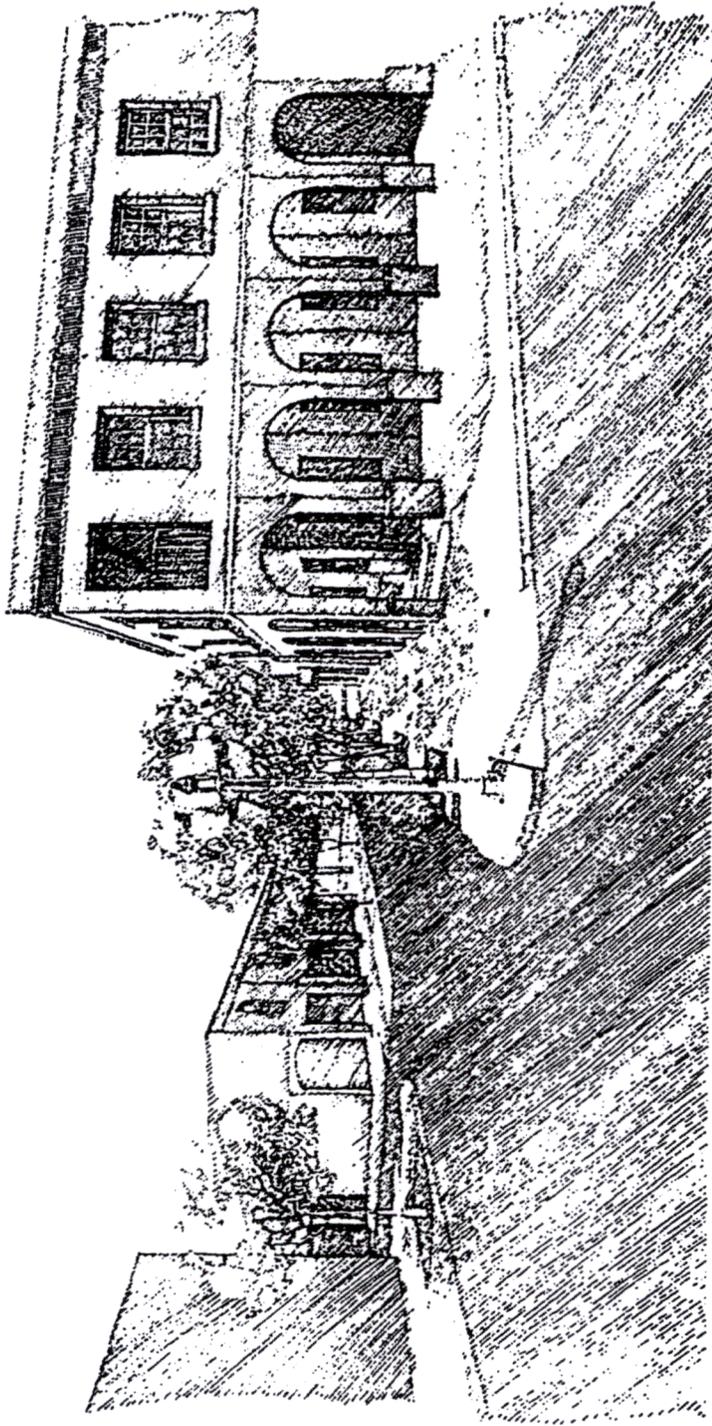
1 building area. Community service facilities are limited to a maximum of 5,000 square feet of  
2 building area or a 500 gallon septic tank, also, refer to sanitary Sewer Policy 2.1.12 of the  
3 Comprehensive Plan for additional requirements.

4 2. Refer to the environmental Management Act (EMN) for information pertaining to the  
5 regulation of environmental features (preservation/conservation features), stormwater  
6 management requirements, etc.

7 3. Refer to the Concurrency Management Ordinance for information pertaining to the availability  
8 of capacity for certain public facilities (roads, parts, etc.).

**UP-1 & 2 - Urban Pedestrian Corridor Districts-**

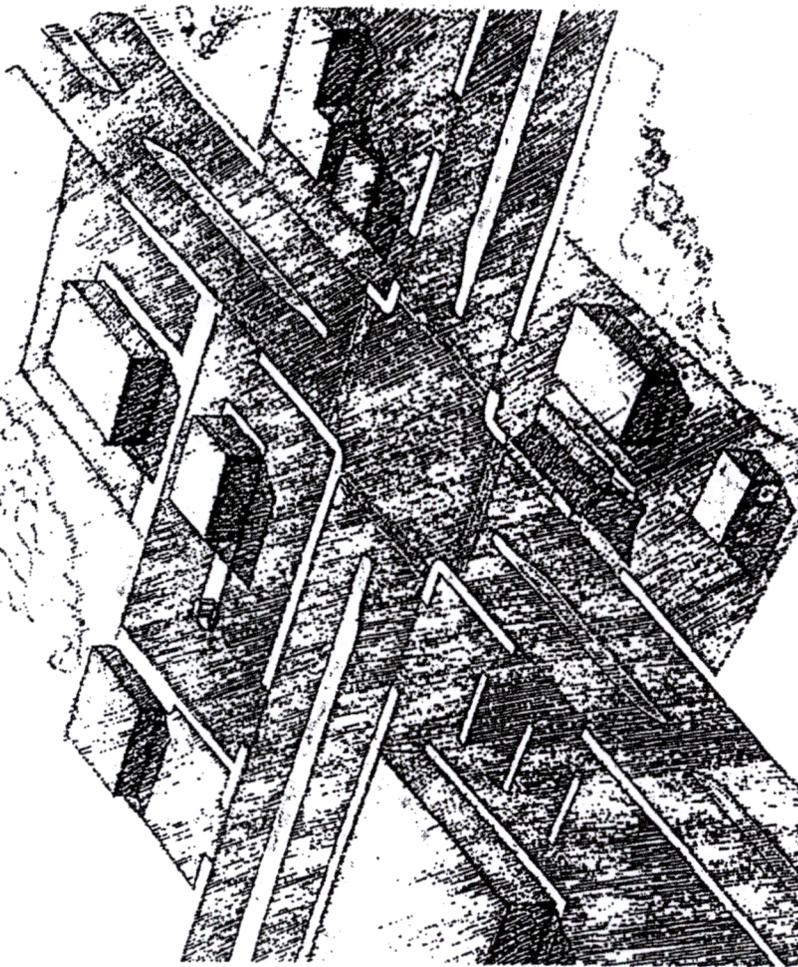
These zoning districts are intended to facilitate the change of older commercial areas from low intensity single use development to higher intensity mixed use development.



UP-1 & 2 - Urban Pedestrian Corridor Districts(2)

**UP-1 & 2 - Urban Pedestrian Corridor Districts-**

In order to promote pedestrian activity in the UPC districts building fronts are brought up close to the street. Parking is prohibited in front of buildings in the UPC districts and can occur to the side or rear. It is intended that most parking will be provided in shared parking structures in the interiors of blocks.



UP-1 & 2 - Urban Pedestrian Corridor Districts(3)

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(Ord. No. 07-20, § 2, 7-10-07; Ord. No. 09-13, § 4, 3-19-09)

**SECTION 13.** Section 10-6.654.1 of Article VI of Chapter 10 of the Code of Laws of Leon County, Florida, entitled "MCN Mahan Corridor Node District" is hereby amended to read as follows:

**Sec. 10-6.654.1. - MCN Mahan Corridor Node District.**

1. Purpose and Intent	2. Allowable District Location
<p>The Mahan Corridor Node (MCN) zoning district is intended to implement the Mahan Gateway Node Future Land Use Map (FLUM) category of the Comprehensive Plan. The MCN zoning district allows residential development, within a range of 6—12 dwelling units per acre; or, up to 16 dwelling units per acre when incentives are used. The MCN zoning district allows nonresidential development of up to 8,000 square feet floor area per acre; or, up to 12,000 square feet floor area per acre when incentives are used. Incentives for greater development density or intensity are provided for mixed-use development. Gross development intensities may be reduced in those instances where environmental limitations affect the amount of area that may be developed in any particular location. Nonresidential development allowed within this district is limited to office, nonautomotive related retail, services, and community facilities.</p> <p>The district is intended to accomplish the</p>	<p>a. The district may only be located within areas designated Mahan Gateway Node on the Future Land Use Map.</p> <p>b. The district location is further limited to specific locations within the FLUM category, as follows:</p> <p>i. The MCN zoning district shall be located at those areas immediately surrounding the intersection of Mahan Drive and Dempsey Mayo Road, Edenfield Road/Highland Drive, and Thornton Road.</p> <p>ii. The MCN zoning district shall not extend more than 800 feet in either direction from the intersection of Mahan Drive and the perpendicular cross streets referenced in (i), nor shall it extend away from Mahan Drive more than 1,200 feet.</p> <p>iii. Future applications of the MCN zoning district shall not be approved if abutting parcels designated Residential Preservation on the FLUM.</p> <p>iv. Regardless of the provisions in i.-iii., the MCN zoning district is applicable in all areas</p>

<p>following:</p> <ul style="list-style-type: none"> <li>• Preserve the attractive Mahan Drive gateway corridor;</li> <li>• Preserve the through-traffic mobility function and limit congestion of Mahan Drive by limiting direct access and promoting an interconnected local street network;</li> <li>• Accommodate compact mixed-use development at major intersections to provide convenience for area residents by providing access to common goods, services, and recreation within a short distance of home;</li> <li>• Provide a development pattern that is transit supportive, based on a high degree of interconnected streets, and a compact layout of use that addresses streets and sidewalks;</li> <li>• Create a development pattern that maximizes infrastructure and environmental efficiency by concentrating non-residential uses around major intersections;</li> <li>• Protect community health and safety by minimizing automobile dependency and reducing vehicle miles traveled through design supporting a variety of travel modes;</li> <li>• Create a community where travel by foot and bicycle is safe, convenient, and comfortable;</li> <li>• Minimize stormwater runoff by limiting surface area devoted to parking; and</li> <li>• Facilitate compatibility with nearby neighborhoods through buffers, transitioning building mass and scale, and through careful site design.</li> </ul>	<p>designated Mahan Residential Corridor Node on the FLUM as of January 30, 2009.</p> <p>c. Within the areas described in (b), the location of the district may be further limited to facilitate compatibility with existing, adjoining residential preservation FLUM areas, minimize potential adverse environmental impacts, to correspond district boundaries with lot lines, or in recognition of physiographic features.</p>
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PERMITTED, PROHIBITED, AND CONDITIONAL USES			
3. Principal Uses	4. Prohibited Uses	5. Conditional Uses and Applicable Conditions	6. Accessory Uses
<p>(1) Community Facilities/Service  (2) Office—Medical  (3) Office—Nonmedical  (4) Recreation Facility—Passive  (5) Residential—Multifamily  (6) Residential—Single-family attached  (7) Residential—Two-family  (8) Restaurant  (9) Retail Commercial  (10) School—Elementary, <u>Middle, High and Vocational</u></p>	<p>(1) Automotive and boat, sales, services, repair, and rental  (2) Building contractors and related services  (3) Campgrounds and recreational vehicle parks, except where legally established and in existence prior to January 01, 2010  (4) Car rental  (5) Car wash facilities  (6) Cocktail lounges and bars  (7) Drive-through facilities  (8) Funeral homes  (9) Fuel/oil dealers and liquefied petroleum (LP) dealers  (10) Golf courses  (11) Heavy equipment rental  (12) Manufactured home parks</p>	<p>(1) Daycare centers.  a. May be established after 300 dwelling units have been built within one-half-mile radius; or,  b. May be established as part of a development application including other uses, in which case, must be limited to no greater than 45 percent of the total development floor area, and;  c. May not obtain a certificate of occupancy prior to the issuance of certificate for no less than 45 percent of the remainder of the development.  (2) Small appliance repair.  a. All repair activity shall occur within an enclosed structure;  (3) Hotels, motels, bed and breakfast inns.  a. Shall be located no</p>	<p>(1) Any use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure, as determined by the county administrator or designee.  (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the county administrator or designee.</p>

	(13) Motor vehicle fuel sales (14) Outdoor storage (15) Residential—Mobile homes and standard design manufactured homes (16) Schools—High (17) Scrap material storage or processing (18) Towing, wrecking, and recovery (19) Warehouses and self-storage (20) Welding and machine shops (21) Wholesale trade	less than 300 feet from areas designated Residential Preservation on the FLUM, and; b. Shall not exceed 15 guest rooms. (4) Commercial kennels or pet day care. a. Shall be an accessory use to a veterinary clinic or pet store. b. Outside boarding and unsupervised outside activity are prohibited. (5) Shared stormwater management facilities. a. Shall be designed as an amenity. b. Safety fences shall be planted with vegetation equal to the fence height at plant maturity.	
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DEVELOPMENT STANDARDS										
	7. Density, Intensity and Building Restrictions			8. Lot or Site Area Restrictions			9. Building Setbacks			
Use Category	a. Allowable Densities (dwelling units/acre)	b. Allowable Intensities (square feet/acre)	c. Maximum Building Height	a. Minimum Lot Area	b. Lot Width	c. Minimum Lot Depth	a. Front	b. Side Interior	c. Side Corner	d. Rear
SINGLE USE DEVELOPMENT										
Single-Family Attached Residential	Min: 6 Max: 10 With master planning bonus: 16 [See number 12.]	N/A	35 feet	N/A	N/A	N/A	Min: 10 feet Max: 15 feet	Min: 0 feet Max: 10 feet Adjoins RP Future Land Use Category: 25 feet min.	Min: 10 feet Max: 15 feet	Min: 20 feet Adjoins RP Future Land Use Category: 40 feet min.
Multifamily Residential	Min: 6 Max: 10 With master planning bonus: 16 [See number 12.]	N/A	35 feet	N/A	N/A	N/A	Min: 5 feet Max: 15 feet	Min: 10 feet Max: 15 feet Adjoins RP Future Land Use Category: 40	Min: 10 feet Max: 15 feet	Min: 20 feet Adjoins RP Future Land Use Category: 40 feet min.

								feet min.		
Nonresidential and Community Facilities	N/A	8,000 sf/ac; 10,000 sf/ac with master planning bonus [See number 12]	35 feet	N/A	N/A	N/A	Min: 5 feet Max: 15 feet	Min: Zero [abutting buildings] or 10 feet Max: 15 feet Adjoins RP Future Land Use Category: 40 feet min.	Min: Zero Max: 15 feet	Min: 20 feet Adjoins RP Future Land Use Category: 40 feet min.
<b>MIXED-USE DEVELOPMENT</b>										
Mixed-Use Development	Min: 6 Max: 12 With master planning bonus: 16 [See numbers 11 and 12.]	10,000 sf/ac; 12,000 sf/ac with master planning bonus. [See numbers 11 and 12.]	45 feet	N/A	N/A	N/A	Min: 5 feet Max: 15 feet	Min: Zero [abutting buildings] or 10 feet Max: 15 feet Adjoins RP Future Land Use Category: 40 feet min.	Min: 10 feet Max: 15 feet	Min: 20 feet Adjoins RP Future Land Use Category: 40 feet min.

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10. Building Size Standards		
Use Category	a. Maximum Building Footprint	b. Maximum building floor area per structure
Single-Family Attached Residential	N/A	N/A
Multifamily Residential	15,000 square feet	N/A
Nonresidential and Community Facilities	Standard: 8,000 square feet With master planning bonus: 10,000 square feet	Standard: 14,000 square feet With master planning bonus: 20,000 square feet
Mixed-Use Development	Standard: 10,000 square feet With master planning bonus: 15,000 square feet	Standard: 30,000 square feet With master planning bonus: 40,000 square feet

11. Mixed Use Incentive Qualifications: Developments incorporating both residential and nonresidential uses within a single development application or those which retrofit an existing development to include both residential and nonresidential uses, qualify for additional density and intensity provided for mixed-use development, pursuant to the following criteria:

a. At the completion of all development phases, no less than 20 percent of the gross floor area within the development is devoted to either residential use or nonresidential use;

b. The development consists of a mixture of uses within a single building or within multiple adjacent buildings, wherein the different uses are located no further than 200 feet apart; and,  
c. The development application must provide a common plan for the development of all included parcels, including shared infrastructure.

12. Master Planning Bonus: The following shall be entitled to the master planning bonus:  
a. Any development site area of eight or more acres; or  
b. Development site area of five or more acres wherein at least 50 percent of associated off-street parking will be provided in a shared facility; and at least 50 percent of the surface area required for stormwater management facility area is located below grade, or in a shared facility.  
c. The development site area may be composed of multiple parcels; in those instances, the development application must provide a common plan for the development of all included parcels.

13. Access Management:  
a. Direct access to Mahan Drive shall be limited and provided via public right-of-way.  
b. There shall be no more than one public right-of-way connection to Mahan Drive and to each adjacent collector street per each nodal quadrant; until such time as a street system is created to provide access to all parcels adjoining Mahan Drive and the adjacent collector street, individual properties may obtain access, if needed, on a temporary basis.  
c. Applicants for development shall enter an agreement to cooperate in any future project to consolidate access points or to share access with abutting properties as opportunities arise.

14. Blocks, Frontage, and Sidewalks: Street design and layout shall support an interconnected street network and pattern of a scale conducive to pedestrian and bicycle use.  
a. Block Length: Long side: 600 feet maximum, except where divided by a mid-block pedestrian crossing or alley, in which case, maximum block length may be 850 feet. Short side: Distance may vary between 200 and 400 feet to accommodate environmental and physiographic limitations.  
b. Mid-block Pedestrian Crossings: A publicly accessible pedestrian crossing shall be provided for blocks with a length greater than 600 feet on one or more sides.  
c. Sidewalk width and placement: Frontage sidewalks shall be a minimum of eight feet in width. All other sidewalks shall be no less than five feet in width.  
d. Pedestrian weather protection: Where practical, nonresidential and mixed-use buildings shall provide weather protection—arcade, awning, etc.—along the frontage sidewalk extending at least three feet.  
e. Alternative Surface Material: Use of distinctive paving texture, type, and color for transitions between neighborhoods and within pedestrian areas is encouraged. Interconnections between neighborhoods should also be distinguished through the use of vertical architectural elements, such as archways, gateways, or bollards.

15. Street Trees: All development or redevelopment shall incorporate street trees within the right-of-way, preferably between the back of curb and sidewalk.  
a. Street trees shall be planted between 20—30 feet on center, except when a greater distance may be required to avoid conflict with visibility, street lamps, utilities, or safety issues would be compromised with the required location.  
b. A minimum planting strip of six feet shall be provided between the back of curb and sidewalk, except where on-street parking is provided and tree wells or planters are more appropriate.  
c. Tree selection and location shall be approved by the local utility provider and shall be no higher than 20 feet at maturity when located beneath power lines.

16. Parking:  
a. Location: Parking shall not be located between the building facade and the right-of-way, and shall be located on-street, internal to the block, or to the rear of structures. Where site constraints necessitate, up to 25 percent of required parking may be permitted to the side of buildings.  
b. On-street parking: All streets created or expanded in association with development in this district shall be designed to accommodate on-street parking.  
c. Quantity: On-site parking shall be limited to a range of 40 percent to 70 percent of the general parking standard set forth in section 10-7.545, schedule 6-2. On-street parking, provided on adjacent rights-of-way within the MCN zoning district without crossing an arterial or collector street may be counted towards meeting the parking requirement. Shared parking may also count toward the requirement.  
d. Size: Individual off-street surface parking lots shall not exceed 0.75 acre.

17. Building Position:  
a. Orientation: The principal building entryway shall be oriented to the street, other than Mahan Drive, and be designed to provide direct pedestrian access from that street. Where buildings are equidistant to two or more streets, the principal entryway may be located on either street. Buildings may be oriented toward Mahan Drive so long as there is a parallel street located between Mahan Drive and the building.  
b. Encroachments: Porches, balconies, patios, pedestrian weather protection features and other

like architectural features may encroach into 50 percent of the front setbacks. Seating within the required yard setbacks shall be allowed. Encroachments—permanent and temporary—shall not result in a constrained pedestrian passageway of less than five feet in width.

18. Building Facade Length: Nonresidential and mixed-use building facades along any public street frontage shall not exceed 100 feet, unless vertical structural elements and functional entrance doors divide that facade no less than every 50 feet.

19. Transparency: Adjacent to streets, sidewalks, and publicly accessible parking areas, nonresidential and mixed-use buildings shall provide a minimum facade transparency of 50 percent at pedestrian level—between two and eight feet above finished grade—and residential buildings shall provide a minimum facade transparency of 25 percent at pedestrian level.

20. Building Materials:

a. The following materials are prohibited: corrugated metal, standing seam, or v-crimp metal sheeting exterior walls or wall coverings.

b. The use of vinyl siding may not comprise more than 20 percent of any wall plane.

21. Roof Types:

a. All roof types are allowed. The use of gable roofs, cross gable roofs, and dormers are encouraged for buildings of two stories or less.

b. Flat roofs shall provide horizontal articulation with a building cap at the top of the building base and/or incorporate the use of parapets.

22. Buffering, fencing, and screening:

a. Buffer Zone Standards: Buffering is not required between uses in the MCN zoning district. Where development abuts Residential Preservation future land use areas, the landscape buffer standards of Section 10-7.522 shall apply.

b. Fencing: Chain link fencing visible from public right-of-way or property is prohibited, unless screened by vegetation that covers completely at plant maturity.

c. Screening of service connections and facilities: Outdoor service areas — loading docks, trash collection, outdoor storage, mechanical equipment — shall be mitigated by the use of screening material consistent with the materials and design treatments of the primary facade of the primary building and/or evergreen landscape plant material.

i. Landscape plans shall provide sight lines for natural surveillance between 3 and 8 feet above grade.

ii. The service areas shall not be within 50 feet of any adjoining residential property.

iii. The service areas shall be screened with vegetation and fences/masonry walls that are of sufficient height (minimum six feet) and opacity (minimum 50 percent) to screen from nearby streets and residential areas. Fences or masonry walls shall be constructed with materials that are incorporated in the design of the principal building.

iv. Above-ground utility boxes visible from the street shall be screened with landscaping on at least two sides, thereby preserving access for the utility provider.

d. Off-street parking—Landscaping: A minimum ten-foot wide landscaping strip shall line the perimeter of surface parking lots, and shall be landscaped with one canopy tree per 20 linear feet of frontage and a continuous row of shrubbery not to exceed three feet at maturity.

e. Required Landscaping—Alternative Compliance Methods. Development is encouraged to utilize the site design alternatives set out in Sections 10-4.346 and 10-4.350.

23. Lighting:

a. Intensity limits. Lighting levels at the property line as measured at six feet above ground level shall not exceed 0.5 footcandles. The footcandle average in on-site parking lots should not exceed 2.0 footcandles. The recommended maximum uniformity ratio (average: minimum light level) is 4:1.

b. Light fixture types and location:

i. "Shoebox" and "Cobrahead" lights are prohibited.

ii. All light fixtures shall be full cut-off type fixtures and direct light internal to the site.

iii. Individual light poles and wall mounted light fixtures shall be no taller than 20 feet above grade. Wall mounted light fixtures shall be placed no closer than every 25 feet along the facade. Lighted bollards are encouraged along pedestrian routes.

24. Signage: All signs shall comply with the county sign code and requirements set out in this section; where conflicts occur, the most restrictive standard applies.

a. Prohibited Signs: Roof signs, billboard signs, pole signs, signs that rotate or are in motion, including animated signs, are not allowed in this district.

b. One free-standing monument ground sign of no greater than 80 square feet display area per side, with no more than two sides, may be provided for each tenant. Properties shall be entitled to one ground sign per 500 feet of frontage.

c. Maximum height of monument signs shall not exceed six feet above grade for single tenant structures and shall not exceed 15 feet above grade for multiple tenant structures.

d. Monument ground signs shall incorporate the same exterior materials as the principal structure, and should utilize exterior finish of metal, wood, or masonry materials.

e. Two on-site directional signs, not to exceed 4 square feet each, shall be allowed per tenant.

Such signs are intended for navigational purposes and shall be free of logos, advertisements, badges, or slogans.

f. Sign Illumination:

- i. Prohibited lighting: Flashing, rotating, pulsing, search, laser, or lights moving in any manner.
- ii. Ground sign lighting: Ground signs are encouraged to be illuminated with an opaque field and letters of a lighter tone to control glare.
- iii. Wall sign lighting: Wall mounted signs shall be internally illuminated or externally illuminated with full cut off-type light fixtures directed downward.

25. Stormwater Management Facilities:

- a. Whenever possible, Low Impact Development (LID) techniques such as rain gardens and bio-retention swales are encouraged to allow stormwater infiltration to occur as close to the source as possible. A decentralized stormwater management design which disperses stormwater facilities across the site rather than to a centralized treatment facility is encouraged.
- b. Landscape vegetation shall be incorporated around the perimeter of the stormwater facility, which at maturity will visually conceal required fencing.
- c. Landscape plants should be native. A minimum of four different species of trees and shrubs shall be utilized. Stormwater management facilities shall incorporate appropriate tree and plant species that take into account the soil, hydrologic, and other site and facility conditions. Existing vegetation should be incorporated into the facility design where possible.

26. Facility Accommodation Credit Exchange. Where land area is dedicated to the state, Leon County, or City of Tallahassee for public facility development, the associated development rights may be transferred in whole or part to any other parcel within the MCN district. The resulting density and intensity shall not be greater than 200 percent of the amount which would otherwise be authorized to be developed.

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and nonresidential 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 the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.

3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, schools, parks, etc.).

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2 (Ord. No. 10-07, § 3, 3-23-10)

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4 **SECTION 14.** Section 10-6.655 of Article VI of Chapter 10 of the Code of Laws of Leon County,  
5 Florida, entitled "Neighborhood Boundary Office" is hereby amended to read as follows:

6

7 **Sec. 10-6.655. - Neighborhood boundary office.**

8 (a) Purpose and intent: The purpose and intent of this district is to provide minor office  
9 opportunities and higher intensity residential land uses up to a maximum of eight dwelling  
10 units per acre. The district is intended to be located on the edges of existing or planned  
11 single-family neighborhoods fronting on arterial and collector roadways and provides a  
12 transition between the residential development and more intensive development. This  
13 zoning district is not intended to be applied to the interior of an existing neighborhood or in  
14 areas designated as Lake Protection on the Future Land Use Map of the Comprehensive  
15 Plan. The provisions of this district are intended to allow higher density residential  
16 development and nonresidential development that is compatible in scale and design with  
17 adjoining residential neighborhoods. The maximum amount of nonresidential square  
18 footage allowed per acre is 10,000 square feet, but additional criteria may further limit that  
19 amount. Design guidelines applicable to this district include building orientation, lighting  
20 criteria for nonresidential use, street vehicular access requirements, fencing, buffering, and  
21 screening requirements, signs, noise source restrictions, and solid waste container  
22 restrictions.

23 (b) Allowable uses: For the purpose of this article, the following land use types are allowable in  
24 this zoning district and are controlled by the land use development standards of this article,  
25 the Comprehensive Plan and schedules of permitted uses.

26 (1) Low density residential.

27 (2) Minor office.

1 (3) Community Facilities and Services

2 (c) List of permitted uses: The activity or use may be classified as principal, accessory,  
 3 restricted, or not allowed.

1. District Intent	PERMITTED USES (Page 1 of 3)		
	2. Principal Uses		3. Accessory Uses
<p>The Neighborhood Boundary Office (NBO) district is intended to be located in areas designated as Neighborhood Boundary on the Future Land Use Map of the Comprehensive Plan and shall apply to areas located on the edges of existing or planned single-family attached and detached residential neighborhoods fronting arterial and collector roadways. The NBO district is intended to provide minor office opportunities serving the immediate area and higher intensity residential land uses while providing a transition between the residential development and more intensive development and preserving roadway capacity through appropriate access management. The intent of the access management requirements associated with this district is to reduce access points along the roadway system, to provide for interconnectivity between nonresidential developments within this land use category, and to encourage convenient walk-to work opportunities in close proximity to the residential areas it will serve. This zoning district shall not be applied to the interior of an existing neighborhood nor in areas designated as Lake Protection on the Future Land Use Map of the Comprehensive Plan. In addition, the NBO district shall not exceed 350 feet in depth parallel to the arterial or collector roadway in which it fronts or one (originally) platted lot whichever is less. The provisions of this district are intended to allow higher density residential development and nonresidential development that is compatible in scale</p>	<p>1. Offices (all types)            2. Multi-family Residential (any type except dormitories, fraternities and sororities) located on the second floor of a building containing the permitted office uses on the first floor.            3. Residential: Single-family-attached dwellings; Single-family-detached dwellings; and Two-family dwellings.            4. <u>Community facilities and services related to residential uses including: elementary and middle schools</u></p>	<p>4. Other uses, which in the opinion of the county administrator or designee, are of a similar and compatible nature to those uses described in this district. Noise and lighting impacts shall be considered when determining the eligibility of additional land uses.</p>	<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more that 33 percent of the floor area or cubic volume of the principle use or structure, as determined by the county administrator or designee.            (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the county administrator or designee.</p>

and design with adjoining residential neighborhoods. The NBO district is not intended to accommodate large scale office development. The maximum gross density allowed for new residential development in the NBO district is eight (8) dwelling units per acre.			
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2 General Notes:

- 3 1. If central sanitary sewer is not available, residential development is limited to a minimum of  
4 0.50 acre lots and inside the Urban Service Area, nonresidential development is limited to a  
5 maximum of 2,500 square feet of building area. Also, refer to Sanitary Sewer Policies 3.1.6 and  
6 3.1.7 of the Comprehensive Plan for additional requirements.  
7 2. Refer to the Environmental Management Act (EMA) for information pertaining to the  
8 regulation of environmental features (preservation/conservation features), stormwater  
9 management requirements, etc.  
10 3. Refer to the Concurrency Management Ordinance for information pertaining to the availability  
11 of capacity for certain public facilities (roads, parks, etc.)  
12 4. If setbacks have been previously established by a preliminary plat or recorded plat, then  
13 setbacks that have been established shall apply except where approved by the Development  
14 Review Committee.

- 15 (d) Development standards. All proposed development shall meet the buffer zone standards  
16 (section 10-7.522); the parking and loading requirements (subdivision 3 of division 5 of  
17 Article VII) and the land use development criteria as specified below.

DEVELOPMENT STANDARDS									
	4. Minimum Lot or Site Size			5. Minimum Building Setbacks (Note 4)				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 (Including stories used for parking)
Single-Family Detached Dwellings	5,000 square feet	50 feet	100 feet	20 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet.	15 feet	25 feet	not applicable	2 Stories including floors devoted to parking.
Single-family Attached Dwellings	3,750 square feet end unit; 2,400 square feet interior lot	37.5 feet end unit; 25 feet interior lot	80 feet	20 feet	Not applicable	15 feet	25 feet	maximum length: 4 residential units	2 Stories including floors devoted to parking.

DEVELOPMENT STANDARDS									
Two-Family Dwellings	8,000 square feet	60 feet	100 feet	20 feet	Same as for single-family detached dwellings	15 feet	25 feet	A) Residential structures adjacent to existing single-family detached dwellings structures may not be less than 50% smaller than the smallest adjacent principal single-family detached dwelling structure; and B) All other two-family residential has no size limitations.	2 Stories including floors devoted to parking.
Any Permitted Nonresidential Principal Use	None	80 feet	None	25 feet	15 feet on each side	25 feet	25 feet	A) Nonresidential structures adjacent to existing residential single-family detached structures may not exceed 2 times that of the largest adjacent principal residential structure; and B) All other no-residential structures shall not exceed 5,000 square feet of nonresidential gross building floor area per parcel and 10,000 square feet per acre.	2 Stories including floors devoted to parking.
<u>Community Facilities and Service Uses</u>	<u>NA</u>	<u>50 feet</u>	<u>80 feet</u>	<u>N/A</u>	<u>15 feet</u>	<u>15 feet</u>	<u>50 feet</u>	<u>8,500 square feet of gross building floor area per acre</u>	<u>35 feet</u>

7. Building Orientation:

a. Nonresidential development and/or redevelopment of properties located at the intersection of arterial or collector roadways shall have a primary building entrance oriented toward the arterial or collector roadway.

8. Lighting Criteria for Nonresidential Uses: All nighttime lighting including wall mounted security lighting, shall not exceed 0.5 vertical surface foot-candle measured at the property line 6 feet above grade. Lighting shall not exceed 10 feet in height and shall have recessed bulbs and filters, which conceal the source of illumination. No wall or roof mounted flood or spotlights used as general grounds lighting are permitted. Wall mounted security lighting is permitted.

9. Street Vehicular Access Requirements:

a. Properties in the NBO zoning district may have vehicular access to any type of street except where specifically prohibited by this section.

b. Residential developments shall have access to the street serving the adjoining residential neighborhood where possible.

c. Nonresidential development is not permitted access onto the street serving the residential neighborhood, or local street, and must have access onto the collector or arterial roadway.

d. All new nonresidential development shall construct a vehicular and pedestrian interconnection to adjoining properties that have an existing commercial use. Interconnections shall be required to adjoining vacant properties, which are zoned for commercial and/or office use. The vehicular interconnection shall be constructed with material consistent with constructed or proposed vehicular use areas. Location of such interconnections shall be approved by the county Engineer or designee and constructed prior to issuance of a Certificate of Occupancy. Required interconnections between properties and/or to a private or public roadway shall be placed in a cross access easement acceptable by the county Attorney. The Parking Standards Committee shall approve exemptions to and deviations from the interconnection requirements of this section.

10. Fencing, Buffering and Screening Requirements:

a. Chain link fencing is prohibited.
b. Buffering shall be in accordance with the provisions of section 10-7.522. Notwithstanding that any existing trees and vegetation are required to remain in place and must be used to either fully or partially satisfy the buffering requirements of section 10-7.522. In instances where existing trees and vegetation are not present or are not sufficient to satisfy the buffering requirements of section 10-7.522, then new plantings shall be required.
c. The off-site visual impacts associated with outdoor service functions or areas such as loading areas, trash collections, outdoor storage, or mechanical equipment shall be mitigated by the use of screening material consistent with the materials and design treatments of the primary facade of the primary building and/or evergreen landscape plant material.
d. On-site parking adjoining roadways shall be screened from view from public roadways by landscape buffers with a minimum height of three feet. Approved height of screening shall take into consideration the elevation of the site in relation to the public roadway.
e. Landscaping should be used to define on-site pedestrian corridors, building design elements, public areas, and viewsapes.
11. Signs:
All signs within the NBO district shall be designed in accordance with the current locally adopted sign code. Where conflict between standards of this district and other rules or regulations occur, the stricter of the two shall apply. A uniform sign design for the parcels included within the NBO district shall conform to the following minimum guidelines:
a. One wall-mounted sign per building per collector or arterial street frontage is permitted. A wall-mounted sign shall not exceed 10% of the area of the building wall area on which it is mounted. Wall signs for multiple tenant commercial buildings shall be uniformly designed and placed. Only one wall sign for multiple tenant office land uses shall be allowed.
b. No roof signs, billboard signs, pole signs, flashing signs or signs in motion are permitted.
c. Freestanding signs shall be setback a minimum of 10 feet from the right-of-way line.
d. Freestanding signs shall be constructed with a base full width to the sign face that is constructed with materials that are consistent with the principle building.
e. One free standing sign per driveway access along the collector or arterial street frontage is permitted and shall be internally illuminated with an opaque field to control glare. The Maximum sign area permitted is 36 square feet with a maximum height of 10 feet.
12. Noise Source Restrictions: In the event that a property zoned NBO abuts a residential property, the noise source of the NBO zoned property shall not exceed an L10 noise level of 60 dBA in the daytime (7:00 A.M. to 7:00 P.M.) and an L10 noise level of 50 dBA in the night time (7:00 P.M. to 7:00 A.M.) as measured on the property line abutting the source.
13. Solid Waste Restrictions: New development and redevelopment may not place solid waste facilities within 30 feet of an adjoining residential property. However, such facilities shall be screened with a material consistent with the principle structure. The use of solid waste facilities greater than 90 gallons is prohibited within in the NBO district.
Sec. 1241. NBO Neighborhood Boundary Office District (Page 3 of 3)
DEVELOPMENT STANDARDS (Continued from page 2 of 3)
14. Additional Criteria for the Construction of New Nonresidential Buildings and Additions: The overall goals of this district is to provide a unified sense of place, a pedestrian scale, and design that reflects the general character and scale of typical residential structures in adjacent neighborhoods. No particular architectural style or materials are mandated Variety within these design criteria is encouraged. However, buildings shall be designed to reduce the mass, scale, and monolithic appearance of large structures. Flat roofs are prohibited. Roofs shall be designed with a minimum pitch of 4 in 12 (four feet of rise per twelve feet of run). The horizontal footprint of a single roof plane may not exceed one thousand (1,000) square feet. Doors and windows shall be placed to reflect the predominant character and scale of adjacent residential structures, and to provide natural surveillance opportunities to discourage criminal activities. Exterior walls shall be designed with doors or windows spaced horizontally no more than fourteen (14) feet from each other. For purposes of this requirement, doors and windows shall be defined as having a horizontal dimension of no less than three (3) feet and no more than ten (10) feet. Development and redevelopment applications shall provide sufficient documentation including but not limited to architectural elevations (at time of site plan submittal) demonstrating that the proposed development is consistent with the following features of the adjoining neighborhood:
a. Building facades including building material, architectural style, and colors.
b. Roof forms

These criteria shall only apply to new construction and when building additions are being proposed.

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2 General Notes:

3 1. If central sanitary sewer is not available, residential development is limited to a minimum of  
 4 0.50 acre lots and inside the Urban Service Area, nonresidential development is limited to a  
 5 maximum of 2,500 square feet of building area. Also, refer to Sanitary Sewer Policies 3.1.6 and  
 6 3.1.7 of the Comprehensive Plan for additional requirements.

7 2. Refer to the Environmental Management Act (EMA) for information pertaining to the  
 8 regulation of environmental features (preservation/conservation features), stormwater  
 9 management requirements, etc.

10 3. Refer to the Concurrency Management: Ordinance for information pertaining to the  
 11 availability of capacity for certain public facilities (roads, parks, etc.)

12 4. If setbacks have been previously established by a preliminary plat or recorded plat, then  
 13 setbacks that have been established shall apply except where approved by the Development  
 14 Review Committee.

15 (e) Specific restrictions. If uses are restricted according to the scheduled of permitted uses,  
 16 they must follow the general development guidelines for restricted uses as provided in this  
 17 division.

18 (Ord. No. 07-20, § 2, 7-10-07)

19  
 20 **SECTION 15.** Section 10-6.674 of Article VI of Chapter 10 of the Code of Laws of Leon County,  
 21 Florida, entitled "Bradfordville Commercial Pedestrian-Oriented District" is hereby amended to  
 22 read as follows:

23 **Sec. 10-6.674. - BC-2 Bradfordville commercial pedestrian-oriented district.**

PERMITTED USES			
1. District Intent	2. Principal Uses		3. Accessory Uses
The BC-2 district is intended to be located in areas designated Bradfordville mixed use in the future land use map of the Comprehensive Plan and shall apply to lands within the Bradfordville commercial center district. The intent of the BC-2 district is to implement the Bradfordville Study Area goals, objectives and policies of the Comprehensive Plan preserving the residential character of the Bradfordville Study Area through a mixture of uses at a compatible scale with the adjacent residential communities. More specifically, the BC-2 district is intended to provide a location for areas of intense pedestrian scale and oriented commercial services for the Bradfordville area. The BC-2 district is intended to encourage residential and office development above ground floor commercial	(1) Antique shops. (2) Banks and other financial institutions, without drive-through facilities. (3) Camera and photographic stores. (4) Cocktail lounges and bars. (5) Community facilities related to the permitted principal uses, including libraries, religious facilities, vocational and middle schools, and police/fire stations. <del>Elementary and high</del> High schools are prohibited. Other community facilities may be allowed in accordance with section 10-6.806 of these regulations. (6) Gift, novelty, and souvenir stores. (7) Indoor amusements (bowling, billiards, skating, theaters etc.). (8) Laundromats, laundry and dry cleaning pick-up stations without drive-through facilities.	(18) Residential (any type provided it is located on second floor above commercial or office development). (19) Restaurants without drive-in facilities. (20) Retail bakeries. (21) Retail computer, video, record, and other electronics. (22) Retail department, apparel, and accessory stores. (23) Retail drug store. (24) Retail florist. (25) Retail food and grocery. (27) Retail home/garden supply, hardware, and nurseries without outside storage or display. (28) Retail jewelry stores. (29) Retail	(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the county administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the county administrator or designee.

<p>development. The BC-2 district also encourages shared parking and utilization of on-street parking. Drive through facilities are prohibited in the BC-2 district. Residential intensities shall not exceed 16 dwelling units per acre. The access management standards set forth in for the BC-2 district are intended to minimize and control ingress and egress to collector and arterial roadways and to promote smooth and safe traffic flow of the general traveling public. Increases in land zoned BC-2 shall demonstrate the need for additional services for the Bradfordville Study Area. Reuse of existing single use sites for multiple use developments, adding new uses to single use sites and/or multiple use developments that share parking facilities are encouraged in the BC-2 district. Expansions of the BC-2 district are prohibited in viable residential areas.</p>	<p>(9) Mailing services.  (10) Medical and dental offices, services, laboratories, and clinics.  (11) Non-medical offices and services, including business and government offices and services.  (12) Off-street parking facilities.  (13) Passive and active recreational facilities.  (14) Personal services (barber shops, fitness clubs etc.).  (15) Photocopying and duplicating services.  (16) Rental and sales of dvds, video tapes and games.  (17) Repair services, non-automotive.</p>	<p>needlework shops and instruction.  (30) Retail newsstand, books, greeting cards.  (31) Retail package liquors.  (32) Retail picture framing.  (33) Retail trophy stores.  (34) Shoes, luggage, and leather goods.  (35) Social, fraternal and recreational clubs and lodges, including assembly halls.  (36) Studios for photography, music, art, drama, and voice.  (37) Tailoring.  (38) Other uses, which in the opinion of the county administrator or designee, are of a similar and compatible nature to those uses described in this district.</p>	
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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 and Special Exception Use	none	none	none	none (5 feet maximum)	none	none	30 feet	18,000 square feet of commercial floor area per acre. No single use tenant shall exceed 10,000 gross square feet.	3 stories
<p>7. Access Management Criteria. (In case of a conflict with the provisions of other ordinances or regulations, the most strict provisions shall apply):</p> <p>(a.) Arterial and collector roads: Direct driveway access to arterial and collector roads is prohibited except for: 1) Existing driveway access as of July 28, 1998; 2) A single driveway access for properties in existence before July 28, 1998 which have sole access to the arterial road and does not have other street access; and 3) Temporary driveway access may be permitted for properties which establish permanent access to another public street and grant the</p>									

local government with jurisdiction the right to close the temporary access without compensation upon opening of access to an alternative roadway.

(b.) All properties: All properties shall provide cross access easements benefiting adjoining properties to permit the development of an internal vehicular and pedestrian circulation system. All nonresidential properties shall provide driveway interconnections to adjoining nonresidential properties. All new developments proposing subdivision shall have shared access for every two parcels created where accessed from a local street.

(c.) Local streets: Full movement access to a local street shall not be permitted within 200 feet of a signalized intersection. Right-in/right-out access to a local street shall not be permitted closer than 100 feet to another access point or intersecting public street, nor within 200 feet of a signalized intersection, except properties with sole access to a local street are permitted at least one access point, which may be limited to right-in/right-out based upon a traffic safety evaluation.

8. Street Vehicular Access Restrictions: Properties in the BC-2 zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from nonresidential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, R, and RP.

9. Landscape Standards: Development within the BC-2 shall be subject to the landscape requirements of this section in addition to those requirements of the Environmental Management Act (EMA). Where standards conflict, the stricter of the two shall apply. All landscape plans shall be prepared by a registered landscape architect as per F.S. § 481.

(a.) Arterial road landscaping: All properties fronting arterial roads shall provide and maintain a 30 foot wide landscape area immediately adjoining the arterial road. All vegetation within the 30 foot wide landscaped area of good condition four inches and larger shall be preserved. This landscape area shall be planted with canopy trees with at least one tree for each 200 square feet of landscape area. Creative design and spacing is encouraged. The landscape area may be crossed by driveways permitted pursuant to section 7. above, but compensatory area shall be added, equal to the area of the driveway, adjacent to the required landscape area. Sidewalks are not permitted within the landscaped area except for interconnections to sidewalks fronting public roadways. Signs in accordance with section 13. below may be located within the landscape area, but shall not reduce the tree planting requirement. Existing healthy trees in the landscape area may be counted as prescribed in subsection 10-4.349(b) toward meeting the tree planting requirement. Management of the existing trees within the 30 feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25 percent of the green mass of the tree, fertilization, pest control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed,

(b.) Collector road landscaping: All properties fronting collector and local roads shall provide and maintain a 20-foot-wide landscape area immediately adjoining the collector road. All vegetation within the 20-foot-wide landscaped area of good condition four inches and larger shall be preserved (This provision shall not apply where a primary entrance is oriented toward the street and there is no vehicular use area between the building and roadway). This landscape area shall be planted with canopy trees with at least one tree for each 200 square feet of landscape area. Creative design and spacing is encouraged. The landscape area may be crossed (for redevelopment projects only) by driveways permitted pursuant to subsection 7. above, but compensatory area shall be added equal to the area of the driveway within the required landscape area. Sidewalks are not permitted within the landscaped area except for interconnections to sidewalks fronting public roadways. Signs in accordance with subsection 13. may be located within the landscape area, but shall not reduce the tree planting requirement. Existing healthy trees in the landscape area may be counted as prescribed in subsection 10-4.349(b) toward meeting the use planting requirement. Management of the existing trees within the 20 feet shall include pruning of dead and hazardous tree limbs, paining of live limbs less than 25 percent of the green mass of the tree, fertilization, post control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.

(c.) Local road and access ways landscaping: All properties fronting a local road and every access way shall provide one canopy tree for every 15 linear feet of local road frontage and/or access way.

(d.) Street trees—All canopy tree planting areas shall contain a minimum of 200 sq. ft. of landscaped area. Creative design and spacing is encouraged.

(e.) Parking areas—All vehicular use areas shall be buffered from view from public streets and/or access ways through the use of vegetation and/or topography or other manmade structures so long as such structures are architecturally compatible with the principle structure. All manmade visual buffers greater than 20 feet in unbroken length shall be designed to provide interesting visual effects and reduce apparent mass though the use of vegetation and plane projections, material changes, changes in scale or other architectural features. Canopy tree cover for the parking area shall be provided so as to attain a minimum of 60 percent plan view shading within ten years of planting date. At grade parking grade shall include interior landscaped areas at a minimum ratio of 400 sq. ft. per 5,000 sq. ft. of vehicular use area located

internally to the parking area. Where interior landscaped areas can not be obtained, the required landscaped area shall be placed between the proposed vehicular use area and the public right-of-way and/or access way. Existing vegetation shall be incorporated into the landscaped areas to the greatest extent possible. Planting areas shall have a minimum area of 400 sq. ft., with a minimum dimension of ten feet and shall have a depth of three feet of good planting soil.

(f.) Trees planted within a sidewalk area shall incorporate tree grates or other surfacing so as to not impede the flow of pedestrian traffic.

(g.) Buffer standards for uncomplimentary land uses shall meet the requirements of section 10-7.522 of the Land Development Code.

(h.) Developments within this district shall preserve a minimum of 25 percent of the total site as natural area. The required natural area may be located off-site if the required area is designated as public open space and is accepted by the public works department. On-site natural area shall encompass significant, naturally occurring vegetation areas or other significant environmental features.

(i.) Stormwater management facilities shall be landscaped in accordance with the Environmental Management Act, however, development is encouraged to provide innovative designs making such facilities an amenity to the site. All stormwater management facilities are encouraged to be constructed with 4:1 side slopes. Chain link and vinyl clad fencing enclosures are prohibited where stormwater management facilities are visible from public roadways/access ways. Where fencing and/or retaining walls are proposed and visible from a public roadway/access way, such fencing shall be architecturally compatible with the principle structure. Stormwater ponds shall be designed to imitate "natural" pond characteristics, including curved geometrics, gently sloping edges, landscaping and paving materials, and should be placed so as to be focal design amenities.

#### 10. Signs:

All signs within the BC-2 district shall be designed in accordance with the current locally adopted building code. Where conflict between standards of this district and other rules or regulations occur, the stricter of the two shall apply. A uniform sign design for the parcels included within the BC-2 district shall conform to the following minimum guidelines:

(a.) One wall mounted sign per tenant per street frontage is permitted. A wall mounted sign shall not exceed ten percent of the area of the tenant wall area on which it is mounted. Wall signs for multiple tenant commercial buildings shall be uniformly designed and placed.

(b.) No roof signs, billboard signs, pole signs, flashing signs or signs in motion are permitted.

(c.) Freestanding signs shall be setback a minimum of ten feet from the right-of-way line.

(d.) Temporary signs (not to exceed 30 days of display in a calendar year) are permitted at the discretion of the developer, except signs advertising property for sale or lease are not subject to this restriction.

(e.) Free standing signs shall be constructed with a base full width to the sign face that is constructed with materials that are consistent with the principle building. One free standing sign per driveway access per street frontage is permitted and shall be internally illuminated with an opaque field to control glare. Freestanding signs are sized proportional to the type of roadway to which they are adjacent. Allowable size restrictions are as follows:

1.) Arterial Roads: Maximum area: 150 square feet, Maximum Height: 25 feet

2.) Major Collector Roads: Maximum area: 100 square feet, Maximum Height: 20 feet

3.) Minor Collector and Local Roads: Maximum area: 36 square feet, Maximum Height: 8 feet

#### 11. Parking Standards:

(a) Off-street parking is prohibited between buildings fronting a local street and/or access way.

#### 12. Lighting Standards:

(a.) All exterior lighting shall have recessed bulbs and filters which conceal the source of illumination. No wall or roof mounted flood or spot lights used as general grounds lighting are permitted. Security lighting is permitted.

(b.) Lighting for off-street walkways shall be spaced no more than 30 feet apart, and shall not exceed ten feet in height.

(c.) Parking lighting shall be spaced a maximum of 50 feet apart and shall not exceed 20 feet in height.

(d.) Lighting levels at the property line (six feet above ground) adjacent to residential areas shall not exceed five footcandles.

#### 13. Noncompliance:

Existing noncompliance of the standards set forth in this section shall be subject to the provisions of Division 3 of the Land Development Code.

14. Variance Procedure: Conformance to these design criteria shall be verified by the county during the site and development plan review process required for individual development projects. Deviation from the following subsections of this section may be requested pursuant to division 3 of the Leon County Land Development Code: subsections 4, 6, 7, 8, 9, 11(a), and 12.

15. Incentives for Site Design Alternatives: An intensity bonus shall be provided to developments

incorporating any of the following site design alternatives.

- 1) An intensity bonus of 2,000 sq. ft. per acre (maximum) shall be allowed provided new development or redevelopment utilizes one or more of the following:
  - a) For properties fronting an arterial or collector roadway, no less than 25% of the parking will be provided in a shared facility.
  - b) Development site areas of 3 or more acres wherein at least 50% of the parking will be provided in a shared facility.
  - c) Parking is provided within a range of 50% - 75% of the parking requirements in section 10-7.545.
  - d) The development contains a minimum of 35% natural open space.

1

2 GENERAL NOTES:

- 3 1. If central sanitary sewer is not available, nonresidential development is limited to a maximum
- 4 of 2,500 square feet of building area. Community service facilities are limited to a maximum of
- 5 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to sanitary sewer
- 6 policy 2.1.12 of the Comprehensive Plan for additional requirements.
- 7 2. Refer to the Environmental Management Act (EMA) for information pertaining to the
- 8 regulation of environmental features (preservation/conservation features), stormwater
- 9 management requirements, etc.
- 10 3. Refer to the concurrency management ordinance for information pertaining to the availability
- 11 of capacity for certain public facilities (roads, parks, etc.).

12 (Ord. No. 07-20, § 2, 7-10-07; Ord. No. 09-13, § 4, 3-19-09; Ord. No. 15-03, § 3, 2-10-15)

13

14 **SECTION 16.** Section 10-6.676 of Article VI of Chapter 10 of the Code of Laws of Leon County,

15 Florida, entitled "Bradfordville Office-Residential District" is hereby amended to read as follows:

16

17 **Sec. 10-6.676. - BOR Bradfordville office residential district.**

PERMITTED USES		
1. District Intent	2. Principal Uses	3. Accessory Uses
<p>The BOR district is intended to be located in areas designated Bradfordville mixed use in the future land use map of the Comprehensive Plan and shall apply to lands within the Bradfordville commercial center district. The intent of the BOR district is to implement the Bradfordville Study Area goals. Objectives and Policies of the Comprehensive Plan preserving the residential character of the Bradfordville Study Area through a mixture of uses at a compatible scale with the adjacent residential communities. More specifically, the BOR district is intended to be located in areas where employment and residential uses are encouraged to locate in close proximity to one another. The provisions of the BOR district are intended to provide the district with a residential character to further encourage this mixing of uses at a compatible scale. A variety of housing types, compatible non-retail activities of moderate intensity and certain community facilities related to office or residential facilities (recreational, community services, and light</p>	<p>(1) Bed and breakfast inns up to a maximum of 6 rooms.            (2) Broadcasting studios.            (3) Community facilities related to office or residential facilities, including libraries, religious facilities, police/fire stations, <del>and elementary, and middle schools, and high schools.</del> Vocational schools are prohibited. Other community facilities may be allowed in accordance with section 10-6.806 of these regulations.            (4) Day care centers.            (5) Medical and dental offices and services, laboratories, and clinics.            (6) Mini-warehouses (see subsection 16).            (7) Non-medical offices and services, including business and government offices and services.            (8) Nursing homes and other residential care facilities.            (9) Passive and active recreational facilities.            (10) Personal services.            (11) Single-family attached dwellings.            (12) Single-family detached dwellings.</p>	<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the county administrator or designee.            (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the county administrator or designee.</p>

<p>infrastructure) may be permitted in the BOR district. The maximum gross density allowed for new residential development in the BOR district is 8 dwelling units per acre. The access management standards set forth in for the BOR district are intended to minimize and control ingress and egress to collector and arterial roadways and to promote safe and efficient traffic circulation of the general traveling public. Increases in land zoned BOR shall demonstrate the need for additional services for the Bradfordville Study Area. Reuse of existing single use sites for multiple use developments, adding new uses to single use sites and/or multiple use developments that share parking facilities are encouraged in the BOR district. Expansions of the BOR district are prohibited in viable residential areas.</p>	<p>(13) Studios for photography, music, art, dance, drama, and voice.  (14) Two-family dwellings.  (15) Veterinary services, including veterinary hospitals.</p>	
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DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	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)
Single-family detached dwellings	5,000 square feet	50 feet	100 feet	20 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such schools shall be less than 5 feet	20 feet	25 feet	not applicable	3 stories
Two-family dwellings	8,500 square feet	70 feet	100 feet	20 feet	same as single-family above	20 feet	25 feet	not applicable	3 stories
Single-family attached dwellings	3,750 square feet end unit; 2,400 square feet	37.5 feet end unit; 25 feet interior lot	80 feet	20 feet	none	20 feet	25 feet	maximum length: 8 units	3 stories

	interior lot								
Any permitted principal nonresidential use	6,000 square feet	50 feet	100 feet	20 feet	same as single-family above	20 feet	10 feet	10,000 square feet of gross building floor area per acre (does not apply to a conversion of an existing structure)	3 stories

7. Access Management Criteria (in case of a conflict with the provisions of other ordinances or regulations, the most strict provisions shall apply):

(a.) Arterial and collector roads: Direct driveway access to arterial and collector roads is prohibited except for: 1) Existing driveway access as of July 28, 1998; 2) A single driveway access for properties in existence before July 28, 1998, which have sole access to the arterial road and does not have other street access; and 3) Temporary driveway access may be permitted for properties which establish permanent access to another public street and grant the local government with jurisdiction the right to close the temporary access without compensation upon opening of access to an alternative roadway.

(b.) All properties: All properties shall provide cross access easements benefiting adjoining properties to permit the development of an internal vehicular and pedestrian circulation system. All nonresidential properties shall provide driveway interconnections to adjoining nonresidential properties. All new developments proposing subdivision shall have shared access for every two parcels created.

(c.) Local streets: Full movement access to a local street shall not be permitted within 200 feet of a signalized intersection. Right-in/right-out access to a local street shall not be permitted closer than 100 feet to another access point or intersecting public street, nor within 200 feet of a signalized intersection, except properties with sole access to a local street are permitted at least one access point, which may be limited to right-in/right-out based upon a traffic safety evaluation.

8. Street vehicular access restrictions: Properties in the BOR zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from nonresidential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, R, and RP.

9. Landscape Standards: Development within the BOR shall be subject to the landscape requirements of this section in addition to those requirements of the Environmental Management Act (EMA). Where standards conflict, the stricter of the two shall apply. All landscape shall be prepared by a registered landscape architect as per F.S. ch. 481.

(a.) Arterial road landscaping: All properties fronting arterial roads shall provide and maintain a 30-foot-wide landscape area immediately adjoining the arterial road. All vegetation within the 30-foot-wide landscaped area of good condition four inches and larger shall be preserved. This landscape area shall be planted with canopy trees with at least one tree for each 200 square feet of landscape area. Creative design and spacing is encouraged. The landscape area may be crossed by driveways permitted pursuant to subsection 7. above, but compensatory area shall be added, equal to the area of the driveway, adjacent to the required landscape area. Sidewalks are not permitted within the landscape area except for interconnections to sidewalks fronting public roadways. Signs in accordance with subsection 13. below may be located within the landscape area, but shall not reduce the tree planting requirement. Existing healthy trees in the landscape area may be counted as prescribed in subsection 10-4.349(b) toward meeting the tree planting requirement. Management of the existing trees within the 30 feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25 percent of the green mass of the tree, fertilization, pest control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.

(b.) Collector and local road landscaping: All properties fronting collector and local roads shall provide and maintain a 20-foot-wide landscape area immediately adjoining the collector or local road. All vegetation within the 20-foot-wide landscaped area of good condition four inches and larger shall be preserved (This provision shall not apply where a primary entrance is oriented toward the street and there is no vehicular use area between the building and roadway). This landscape area shall be planted with canopy trees with at least one tree for each 200 square feet of landscape area. Creative design and spacing is encouraged. The landscape area may be crossed by driveways permitted pursuant to subsection 7. above, but compensatory area

shall be added equal to the area of the driveway within the required landscape area. Sidewalks are not permitted within the landscaped area except for interconnections to sidewalks fronting public roadways. Signs in accordance with subsection 13. may be located within the landscape area, but shall not reduce the tree planting requirement. Existing healthy trees in the landscape area may be counted as prescribed in subsection 10-4.349(b) toward meeting the tree planting requirement. Management of the existing trees within the 20 feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25 percent of the green mass of the tree, fertilization, pest control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.

(c.) Street trees—All existing and proposed roadways/access ways shall be planted with canopy trees at a standard of one canopy tree per 200 sq. ft. of landscaped area. Credit shall be given for existing vegetation within the required landscaped areas as identified in a. and b. above. Creative design and spacing is encouraged.

(d.) Parking areas—All vehicular use areas shall be buffered from view from public streets and/or access ways through the use of vegetation and/or topography or other manmade structures so long as such structures are architecturally compatible with the principle structure. All manmade visual buffers greater than 20 feet in unbroken length shall be designed to provide interesting visual effects and reduce apparent mass through the use of vegetation and plane projections, material changes, changes in scale or other architectural features. Canopy tree cover for the parking area shall be provided so as to attain a minimum of 60 percent plan view shading within ten years of planting date. At grade parking areas shall include interior landscaped areas at a minimum ratio of 400 sq. ft. per 5,000 sq. ft. of vehicular use area located internally to the parking area. Where interior landscaped areas can not be obtained, the required landscaped area shall be placed between the proposed vehicular use area and the public right-of-way and/or access way. Existing vegetation shall be incorporated into the landscaped areas to the greatest extent possible. Planting areas shall have a minimum area of 400 sq. ft. with a minimum dimension of ten feet and shall have a depth of three feet of good planting soil.

(e.) Trees planted within a sidewalk area shall incorporate tree grates or other surfacing so as to not impale the flow of pedestrian traffic.

(f.) Buffer standards for uncomplimentary land uses shall meet the requirements of section 10-7.522 of the Land Development Code.

(g.) Developments within this district shall preserve a minimum of 25 percent of the total site as natural area. The required natural area may be located off-site if the required area is designated as public open space and is accepted by the public works department. On-site natural area shall encompass significant, naturally occurring vegetation areas or other significant environmental features.

(h.) Stormwater management facilities shall be landscaped in accordance with the Environmental Management Act, however, development is encouraged to provide innovative designs making such facilities an amenity to the site. All stormwater management facilities are encouraged to be constructed with 4:1 side slopes. Chain link and vinyl clad fencing enclosures are prohibited where stormwater management facilities are visible from public roadways/access ways. Where fencing and/or retaining walls are proposed and visible from a public roadway/access way, such fencing shall be architecturally compatible with the principle structure. Stormwater ponds shall be designed to imitate "natural" pond characteristics, including curved geometries, gently sloping edges, landscaping and paving materials, and should be placed so as to be focal design amenities.

#### 10. Signs:

All signs within the BOR district shall be designed in accordance with the current locally adopted building code. Where conflict between standards of this district and other rules or regulations occur, the stricter of the two shall apply. A uniform sign design for the parcels included within the BOR district shall conform to the following minimum guidelines:

(a.) One wall-mounted sign per tenant per street frontage is permitted. A wall mounted sign shall not exceed ten percent of the area of the tenant wall area on which it is mounted. Wall signs for multiple tenant commercial buildings shall be uniformly designed and placed. Only one wall sign for multiple tenant office land uses shall be allowed.

(b.) No roof signs, billboard signs, pole signs, flashing signs or signs in motion are permitted.

(c.) Freestanding signs shall be setback a minimum of ten feet from the right-of-way line.

(d.) Temporary signs (not to exceed 30 days of display in a calendar year) are permitted at the discretion of the developer, except signs advertising property for sale or lease are not subject to this restriction.

(e.) Freestanding signs shall be constructed with a base full width to the sign face that is constructed with materials that are consistent with the principle building. One freestanding sign per driveway access per street frontage is permitted and shall be internally illuminated with an opaque field to control glare. Freestanding signs are sized proportional to the type of roadway to which they are adjacent. Allowable size restrictions are as follows:

1.) Arterial Roads: Maximum area: 150 square feet, Maximum Height: 25 feet

2.) Major Collector Roads: Maximum area: 100 square feet, Maximum Height: 20 feet

3.) Minor Collector and Local Roads: Maximum area: 36 square feet, Maximum Height: 8 feet
<p>11. Off-Street Parking Requirements: Off-street parking facilities associated with permitted principal nonresidential uses in the OR-1 zoning districts must comply with the following requirements:</p> <p>(a.) Parking Setbacks: Side-Corner: 20 feet Rear and Side-Interior: 10 feet</p> <p>(b.) Driveway Setbacks: Side-Corner: 10 feet (none if driveway is shared) Rear and Side-Interior: 4 feet (none if driveway is shared)</p> <p>(c.) Off-street parking may not be placed in a front yard between a building and the street.</p> <p>(d.) The parking or driveway separation from the building is four feet</p> <p>(e.) All off-street parking spaces behind a building shall be screened from the required front yard and side corner lot areas by evergreen landscaping at least four feet in height.</p> <p>(f.) Parking spaces shall be screened from rear and interior side property lines by a combination of a six feet high opaque fence or wall and landscape plant material.</p> <p>(g.) Driveways connecting to a public street shall be the narrowest possible width to ensure appropriate safety standards, as determined by the county administrator or designee.</p>
<p>12. Lighting Standards:</p> <p>(a.) All exterior lighting shall have recessed bulbs and filters which conceal the source of illumination. No wall or roof-mounted flood or spot lights used as general grounds lighting are permitted. Security lighting is permitted.</p> <p>(b.) Lighting for off-street walkways shall be spaced no more than 30 feet apart, and shall not exceed ten feet in height.</p> <p>(c.) Parking lighting shall be spaced a maximum of 50 feet apart and shall not exceed 20 feet in height.</p> <p>(d.) Lighting levels of the property line (six feet above ground) adjacent to residential areas shall not exceed five footcandles.</p>
<p>13. Noncompliance:</p> <p>Existing noncompliance of the standards set forth in this section shall be subject to the provisions of Division 3 of the Land Development Code.</p>
<p>14. Variance Procedure:</p> <p>Conformance to these design criteria shall be verified by the county during the site and development plan review process required for individual development projects. Deviation from the following subsections of this section may be requested pursuant to division 8 of the Leon County Land Development Code: subsections 4, 5, 6, 7, 8, 10(a), 10(C), and 11.</p>
<p>15. Design Standards Applicable to Mini-warehouse Land Uses:</p> <p>(a.) Mini-warehouse developments shall be developed in accordance with standards as set forth in section 10-6.675 (BCS district).</p> <p>(b.) A continuous 100 percent opaque buffer obtained through the use of vegetation and/or fencing shall be required around the perimeter of all areas used for mini-warehouse storage. This standard does not apply to the portion of the development utilized for a sales office.</p>

1

2 GENERAL NOTES:

3 1. If central sanitary sewer is not available, nonresidential development is limited to a minimum  
4 of 0.50 acre lots and nonresidential development is limited to a maximum of 2,500 square feet  
5 of building area. Community service facilities are limited to a maximum of 5,000 square feet of  
6 building area or a 500 gallon septic tank. Also, refer to sanitary sewer policy 2.1.12. of the  
7 Comprehensive Plan for additional requirements.

8 2. Refer to the Environmental Management Act (EMA) for information pertaining to the  
9 regulation of environmental features (preservation conservation features), stormwater  
10 management requirements, etc.

11 3. Refer to the Concurrency Management Ordinance for information pertaining to the availability  
12 of capacity for certain public facilities (roads, parks, etc.).

13 (Ord. No. 09-13, § 4, 3-19-09; Ord. No. 15-03, § 5, 2-10-15)

14  
15 **SECTION 17.** Section 10-6.806 of Article VI of Chapter 10 of the Code of Laws of Leon County,  
16 Florida, entitled "Community Services and facilities/institutional uses" is hereby amended to  
17 read as follows:

18  
19 **Sec. 10-6.806. - Community services and facilities/institutional uses.**

20 (a) Purpose and intent. The intent of this section is to establish regulations, requirements, and  
21 standards for land uses and activities conducted for the public welfare. The location of  
22 community services and facilities/institutional uses shall be consistent with the  
23 Comprehensive Plan.

- 1 This section is intended to address uses, facilities, and structures necessary for the health,  
2 safety, and welfare of the general public, that are not typically provided for profit by private  
3 individuals and establishments. This section establishes public notice requirements for the  
4 establishment of any proposed community services and facilities/institutional uses as well as for  
5 the expansion or redesign of any such existing uses or facilities, and provides for public  
6 participation in this process. This section promulgates standards to ensure that the location of  
7 community services and facilities/institutional uses is unlikely to be incompatible with  
8 surrounding land uses and activities and to ensure that all such facilities or structures are  
9 designed to minimize negative impacts upon the surrounding properties.
- 10 (b) Development standards. During the course of the required land development review, the  
11 appropriate review authority shall authorize development standards appropriate for the  
12 proposed institutional use. Such development standards shall address land use  
13 compatibility, environmental constraints, and the availability of infrastructure.
- 14 (c) Minimum requirements for approval; new development. Any and all applications for new  
15 community services and facilities/institutional uses must comply with the following  
16 requirements:
- 17 (1) Consistency with Comprehensive Plan. The appropriate review authority shall find that  
18 the proposed location is consistent with the Comprehensive Plan. New institutional  
19 uses and facilities shall be located to serve areas of population experiencing an  
20 existing deficiency of facilities and services or to serve areas where demand for  
21 facilities and services is projected to occur as identified in the Comprehensive Plan.  
22 Facilities and services shall not be established or expanded in any location which will  
23 result in land development patterns inconsistent with the Comprehensive Plan nor shall  
24 any such development be permitted that is likely to promote the premature  
25 development of any area resulting in land use intensities inconsistent with the future  
26 land use map. In the determination of proposed facility or structure location or the  
27 acceptability of any such proposed expansion, the appropriate review authority may  
28 balance the benefits of location in proximity to the service population with any  
29 associated disadvantages.
- 30 a. The applicant must demonstrate that there presently exists, or is expected to exist  
31 an unmet demand within the community for the public benefit intended to result  
32 from the establishment and operation of that proposed or expanded community  
33 service/or facility institutional use.
- 34 b. The applicant must demonstrate that the proposed use or facility will alleviate that  
35 demand, either in full or in part.
- 36 c. The applicant must demonstrate that the proposed site for the use or facility is  
37 suitably located to provide the public benefit to the intended generalized service  
38 population area.
- 39 d. The applicant must demonstrate that the proposed use or facility and site are sized  
40 according to the demand that the facility is proposed to satisfy.
- 41 e. The applicant must demonstrate and document that the anticipated benefit to be  
42 provided to the community outweighs the potential harm to the public interest,  
43 including harm to environmentally sensitive areas or private interests, likely to  
44 result from the establishment and operation of the proposed community service or  
45 facility/institutional use.
- 46 f. The applicant must demonstrate that the establishment and operation of the  
47 propose use or facility will not prevent the normal and customary use of  
48 residentially zoned properties and residential structures or otherwise adversely  
49 affect residential neighborhoods to the extent that residential displacement is  
50 likely, or indicate what provisions are proposed to mitigate any adverse effects and  
51 displacement.
- 52 g. The applicant must demonstrate that the new facility will promote the efficient use  
53 of existing or planned infrastructure and discourage uncontrolled urban sprawl.
- 54 (2) Environmental analysis required. An environmental analysis shall be completed and  
55 submitted in conjunction with the application for rezoning review by the governing  
56 body. The environmental analysis for community services of facilities/institutional uses  
57 to be located in the unincorporated portion of the county shall be completed as per the  
58 requirements of Article IV.
- 59 (d) Minimum requirements for approval; redevelopment/expansion. Any and all applications for  
60 the redevelopment, modification, or expansion of existing community services and  
61 facilities/institutional uses shall be subject to review and approval by the county  
62 administrator or designee.

1 (e) Site plan approval required. Every new use or development of land to be utilized as a  
2 community service or facility/institutional use shall require site plan approval before  
3 development activities may be permitted.

4 In order to grant approval, the appropriate review authority shall find, as a minimum, that the site  
5 plan is reasonably sufficient to accurately describe all proposed uses of the property, including,  
6 but not limited to the following: The proposed location of all uses and structures, building heights  
7 and other dimensions, setbacks and visual screens, accessways, vehicle parking and circulation  
8 system, proposed stormwater drainage facilities, abutting properties and their zoning, and all  
9 data necessary to the issuance of any permit or approval required by this article and all other  
10 applicable land development regulations, other than the building codes.

11 The appropriate review authority may approve, deny, approve with conditions, or continue  
12 discussion to a date-time certain, regarding the submitted site plan. Continued compliance with  
13 any conditions or approval thereof shall be a condition of any other development permit or  
14 approval for such use.

15 (f) Development review and approval.

16 (1) All proposed community service or facility/institutional uses shall be reviewed and  
17 approved consistent with the provisions of section 10-7.402.

18 (2) Rights-of-way and easements dedicated for public benefit use shall be exempt from the  
19 requirements of this article.

20 (g) Special requirements for community services and facilities/institutional uses that may cause  
21 air pollution. Any new or expanded portion of a coal burning utility, asphalt plant, resource  
22 recovery facility or other potential point source of air pollution required by law to obtain an  
23 air pollution permit from the state department of environmental regulation or the United  
24 States Environmental Protection Agency shall be required to utilize the best available  
25 control technology and shall be subject to site plan review by the Board of County  
26 Commissioners.

27 (h) Private and charter schools shall not be accessed from an arterial roadway unless designed  
28 to provide full, safe access from both directions. Secondary schools shall not be accessed  
29 from a residential local street unless designed as part of a master plan development or  
30 Planned Unit Development. Proposed schools shall not require a new driveway access to a  
31 designated Canopy Road, as defined in Sec. 10-1.101.

32 (Ord. No. 07-20, § 2, 7-10-07)

33  
34 **SECTION 18.** Section 10-7.522 of Article VII of Chapter 10 of the Code of Laws of Leon  
35 County, Florida, entitled "Buffer zone standards" is hereby amended to read as follows:  
36

37 **Sec. 10-7.522. - Buffer zone standards.**

38 (a) Buffering standards. The following buffering standards are intended to implement the  
39 provisions of the Land Development Code and applicable policies of the Comprehensive  
40 Plan. Should there be a conflict between the provisions of this article and those of the  
41 Comprehensive Plans and article IV, the most restrictive or that imposing the higher  
42 standard shall govern.

43 (1) A buffer zone is a landscaped strip along parcel boundaries that serve a buffering and  
44 screening function between uses and zoning districts, provides an attractive boundary  
45 of the parcel or use, or as both a buffer and attractive boundary. This shall not be  
46 interpreted to mean that parcels within a planned mixed use development must meet  
47 these requirements.

48 (2) The width and degree of vegetation required depends on the nature of the adjoining  
49 uses. The standards specified below prescribe the required width and landscaping of  
50 all buffer zones.

51 (3) The standards for buffer zones are set out in the following illustrations that specify the  
52 number of plants required per 100 linear feet. To determine the total number of plants  
53 required, the length of each side of the property requiring a buffer shall be divided by  
54 100 and multiplied by the number of plants shown in the illustration. The plants shall be  
55 spread reasonably evenly along the length of the buffer.

56 (4) The buffering standards applicable to community services/institutional uses shall be  
57 determined during the course of the required land development review process  
58 pursuant to Section 10-6.806.

59

- 1  
2
- (5) The foregoing standards shall be applied between abutting parcels as follows:

		BUFFERING AND SCREENING REQUIREMENTS																										
EXISTING DEVELOPMENT		PROPOSED DEVELOPMENT Land Use Code Number																										
L/U Code Number	Land Use Activity	NONURBAN					RESIDENTIAL					COMMERCIAL					OFFICE USES					INDUSTRIAL					COMMUNITY SERVICE FACILITIES AND INSTITUTIONAL USES	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22					
NONURBAN LAND USES																												
1	Agriculture	NR	NR	NR	A	A	A	A	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	A					
2	Commercial forestry	NR	NR	NR	A	A	A	A	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	A						
3	Mining	NR	NR	NR	D	D	D	D	B	B	B	B	B	C	C	C	C	B	C	NA	B	D						
RESIDENTIAL LAND USES																												
4	Single-family detached	NR	NR	D	A <sup>1</sup>	A	B	B	C	B	C	D	B	A	B	A	B	C	D	D	D	D	D <sup>2</sup>					
5	Two-family, attached; duplexes	NR	NR	D	A	NR	B	B	B	C	C	D	B	A	B	A	B	C	D	D	D	D	D <sup>2</sup>					
6	Townhouse: single-family attached	NR	NR	D	B	B	NR	B	C	B	C	D	B	A	B	A	B	C	C	D	D	D	D <sup>2</sup>					
7	Multifamily	NR	NR	D	B	B	NR	C	B	B	C	B	A	B	A	B	B	C	D	D	D	D	D <sup>2</sup>					
8	Manufactured mobile home park	NR	NR	D	B	B	B	C	NR	B	B	C	B	A	B	A	B	C	D	D	D	D	D <sup>2</sup>					

	COMMERCIAL LAND USES																									
9	<20,000 sf	NR	NR	B	B	B	B	B	B	B	B	B	N R	NR	NR	N R	NR	NR	A	NR	NR	B	B	C	B	<u>B</u>
10	20,000—100,000 sf	NR	NR	B	B	B	B	B	B	B	B	B	N R	NR	NR	N R	NR	NR	B	NR	NR	B	B	C	B	<u>B</u>
11	100,000—200,000 sf	NR	NR	B	B	B	B	B	B	B	B	B	N R	NR	NR	N R	NR	NR	B	NR	NR	B	B	C	B	<u>B</u>
12	200,000—1,000,000 sf	NR	NR	B	B	B	B	B	B	B	B	B	N R	NR	NR	N R	NR	NR	C	NR	NR	B	B	C	B	<u>B</u>
13	Retail w/ outside storage, not withstanding square feet	NR	NR	B	D	D	D	D	D	D	D	D	B	B	B	B	B	B	B	A	NR	NR	C	C	A	<u>B</u>
	OFFICE AND PERSONAL SERVICES LAND USES																									
14	Minor offices	NR	NR	B	B	B	B	B	B	B	B	B	N R	NR	NR	NR	NR	NR	NR	NR	NR	B	B	C	B	<u>B</u>
15	Office park	NR	NR	B	B	B	B	B	B	B	B	B	A	B	B	C	B	NR	NR	NR	NR	B	B	C	B	<u>B</u>
	Office buildings																									
16	Personal services	NR	NR	B	B	B	B	B	B	B	B	B	N R	NR	NR	NR	NR	NR	NR	NR	NR	B	B	C	B	<u>B</u>
17	Major	NR	NR	B	B	B	B	B	B	B	B	B	N R	NR	NR	NR	NR	NR	NR	NR	NR	A	B	C	B	<u>B</u>
	HEAVY COMMERCIAL/INDUSTRIAL LAND USES																									
18	Warehousing/distribution	NR	NR	B	D	D	D	D	D	D	D	D	B	B	B	B	B	B	B	A	NR	NR	A	C	A	<u>B</u>
19	Light industrial	NR	NR	C	D	D	D	D	D	D	D	D	B	B	B	B	B	B	B	A	NR	NR	C	A	<u>B</u>	
20	Heavy industrial/heavy infrastructure	NR	NR	NA	D	D	D	D	D	D	D	D	C	C	C	C	C	C	D	B	C	B	C	NR	B	<u>B</u>

21	Transportation/ utilities	NR	NR	B	D	D	D	D	D	D	B	B	B	B	B	B	B	A	B	A	C	B	NR	B	
	<u>COMMUNITY SERVICE FACILITIES AND INSTITUTIONAL USES</u>																								
22	<u>Elementary and/or secondary schools</u>																							NR	

1 KEY:

2 A, B, C, and D indicate accompanying Landscape Standards that must be used.  
 3 NR indicates that no buffering is required.

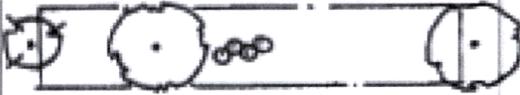
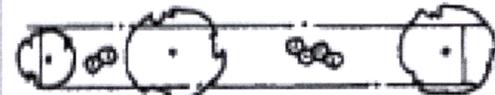
4 <sup>1</sup> indicates that no buffering is required, except when the proposed development is adjoining a single-family detached dwelling unit located within the RP zoning district, whereupon, the proposed development must provide buffering meeting no less than the Type A landscape standard.

6 <sup>2</sup> indicates that a 10 foot Type "B" buffer with an 8 foot (height) opaque wooden fence may be utilized as an alternative for a required Type "D" buffer. Expansions to existing schools that do not qualify for a major modification, pursuant to Section 10-7.411, shall not be subject to the buffer zone standards.

8 NOTES: To determine the required buffer:

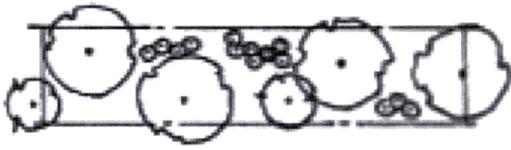
- 9 (1) Locate "Existing" adjacent use on left side of table;
- 0 (2) Locate "Land Use Code Number" of proposed use at top of table;
- 1 (3) Read down in row of Existing Adjacent Use in final buffer requirement.

### TYPE "A" LANDSCAPE BUFFER

PLANT MATERIAL REQUIRED PER 100' OF LANDSCAPE BUFFER	MINIMUM BUFFER WIDTH	ILLUSTRATION
1.2 CANOPY 0.4 UNDERSTORY 4 SHRUBS	20'	
1.8 CANOPY 0.6 UNDERSTORY 6 SHRUBS	15'	
2.4 CANOPY 0.8 UNDERSTORY 8 SHRUBS	10'	

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### TYPE "B" LANDSCAPE BUFFER

PLANT MATERIAL REQUIRED PER 100' OF LANDSCAPE BUFFER	MINIMUM BUFFER WIDTH	ILLUSTRATION
3.5 CANOPY 1.4 UNDERSTORY 14 SHRUBS	25'	
4 CANOPY 1.6 UNDERSTORY 16 SHRUBS	20'	
4.5 CANOPY 1.8 UNDERSTORY 18 SHRUBS	15'	
5 CANOPY 2 UNDERSTORY 20 SHRUBS	10'	

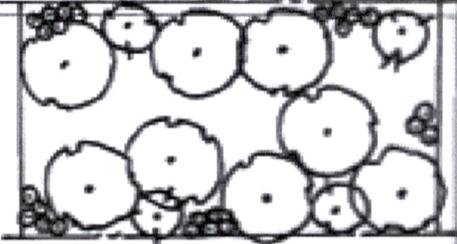
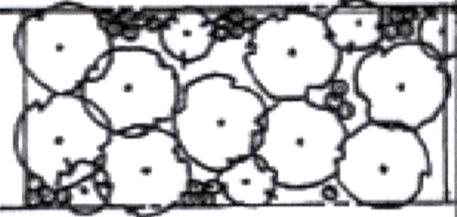
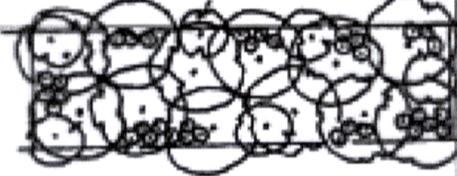
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### TYPE "C" LANDSCAPE BUFFER

PLANT MATERIAL REQUIRED PER 100' OF LANDSCAPE BUFFER	MINIMUM BUFFER WIDTH	ILLUSTRATION
4.8 CANOPY 2.4 UNDERSTORY 19 SHRUBS	35'	
5.4 CANOPY 2.7 UNDERSTORY 22 SHRUBS	30'	
6 CANOPY 3 UNDERSTORY 24 SHRUBS	25'	
6.8 CANOPY 3.3 UNDERSTORY 28 SHRUBS	20'	

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## TYPE "D" LANDSCAPE BUFFER

PLANT MATERIAL REQUIRED PER 100' OF LANDSCAPE BUFFER	MINIMUM BUFFER WIDTH	ILLUSTRATION
8 CANOPY 4 UNDERSTORY 24 SHRUBS	80'	
9 CANOPY 4.5 UNDERSTORY 27 SHRUBS	50'	
10 CANOPY 5 UNDERSTORY 30 SHRUBS	40'	
12 CANOPY 6 UNDERSTORY 36 SHRUBS	30'	

- 1
- 2 (6) Buffering for mixed use developments shall be based on the more intense use in the
- 3 building or cluster of buildings.
- 4 (7) The use of existing native vegetation in buffer zones is preferred. If a developer
- 5 proposes to landscape a buffer zone with existing native vegetation, the environmental
- 6 compliance staff may recommend, and the director may allow, a waiver from the strict
- 7 planting requirements of this section if:
- 8 1. The waiver is necessary to prevent harm to the existing native vegetation; and
- 9 2. The buffering and/or aesthetic purposes of the buffer zone are substantially fulfilled
- 10 despite the waiver.
- 11 (8) The desired width of a buffer zone between two parcels is the sum of the required
- 12 buffer zones of the parcels. Where a new use is proposed next to an existing use that
- 13 has less than the required buffer zone for that use, the lower standards will be tolerated
- 14 until the nonconforming parcel is redeveloped and brought into conformity with the
- 15 buffer zone requirements of this article. The developer of the new adjoining use is
- 16 encouraged, however, to take into account the inadequacy of the adjoining buffer zone
- 17 in designing the site layout of the new development.
- 18 (9) In any case where an unbuffered view exists within 500 feet from the side or rear
- 19 service areas of any nonresidential land use to any single-family or two-family
- 20 residential land use, uncomplimentary land use buffer requirements shall apply as if
- 21 such residential uses were located on immediately adjacent lands.
- 22 (10) A buffer fence as defined in section 10-1.101, which may include the use of berms for
- 23 visual screening, shall be required, in addition to minimum landscaping standards,
- 24 when nonresidential uses are adjacent to existing single-family or manufactured/mobile
- 25 home uses. When required, a buffer fence shall meet standards in subsection (b)
- 26 below. The buffer fence may be exempted for the following reasons:

- 1 a. If the uncomplimentary land use areas are occurring within an approved planned  
2 unit development or site and development plan, provided that the objectives of this  
3 division are met in the design of the planned unit development.
- 4 b. If a transitional character, sufficient to satisfy the purpose and intent of this  
5 division, has been achieved through the design of the planned unit development or  
6 site and development plan as determined by the director.
- 7 (11) Prevailing requirements. Whenever development activity is subject to both the  
8 perimeter landscaping requirements and the uncomplimentary land use buffer strip  
9 requirements of this subdivision, the latter requirement shall prevail.
- 10 (b) Buffer fence standards:
- 11 (1) Whenever a buffer fence is required, it shall be of sufficient height to obstruct the view  
12 between adjoining properties, as determined by the director, presumably a minimum of  
13 eight feet in height, unless the applicant can prove to the satisfaction of the director  
14 that the intent of this article will be met by a fence of lesser height under the particular  
15 circumstances. The buffer fence shall be solid opaque, constructed of durable  
16 materials appropriate for the intended use and consistent with materials commonly  
17 used in surrounding neighborhoods, and shall include provision for access to all  
18 landscape materials.
- 19 (2) The side of a fence facing a less intensive use shall have a finished appearance to  
20 furnish an aesthetically pleasing view.
- 21 (3) At least one-half of all required plant materials shall be installed and maintained on the  
22 side facing the less intensive use, unless otherwise specifically provided.
- 23 (4) Fencing shall be maintained in good repair.
- 24 (5) In the case when a buffer fence and vegetative buffer is required, the required  
25 vegetative buffer shall be reduced by one landscape standard.
- 26 (c) Use of buffer areas. No use shall be made of, nor development activity permitted in, the  
27 uncomplimentary land use buffers. No accessory structures, garbage or trash collection  
28 points or receptacles, parking or any other functional use contrary to the intent and purpose  
29 of this article shall be permitted in a required buffer area except for:
- 30 (1) Planting material approved as part of the landscape plan.
- 31 (2) Installing and maintaining completely underground utilities and essential, specifically  
32 approved, overhead or above ground utilities which do not interfere with the mature  
33 growth of required plant material.
- 34 (3) Installing and maintaining grass ditches, with back slopes no steeper than 3:1, which  
35 can support the required landscaping materials.
- 36 This does not prohibit the combining of compatible functions such as landscaping,  
37 drainage facilities, passive recreation areas and preservation areas into an effective  
38 and beneficial multiple use of the subject land resource.
- 39 (d) Development. All development must be consistent with article IV.
- 40 (Ord. No. 07-20, § 2, 7-10-07; Ord. No. 08-03, § 18, 1-29-08; Ord. No. 09-20, § 8, 7-14-09; Ord.  
41 No. 13-06, § 13, 3-12-13)

42  
43 **SECTION 19.** Conflicts. All ordinances or parts of ordinances in conflict with the provisions of  
44 this Ordinance are hereby repealed to the extent of such conflict, as of the effective date of this  
45 Ordinance, except to the extent of any conflicts with the Tallahassee-Leon County  
46 Comprehensive Plan, as amended, which provisions shall prevail over any parts of this  
47 Ordinance which are inconsistent, either in whole or in part, with the Comprehensive Plan.

48  
49 **SECTION 20.** Severability. If any section, subsection, sentence, clause, phrase or portion of  
50 this article is for any reason held invalid or unconstitutional by any court of competent  
51 jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and  
52 such holding shall not affect the validity of the remaining portions of this Ordinance.

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54 **SECTION 21.** Effective date. This ordinance shall be effective according to law.  
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DULY PASSED AND ADOPTED BY the Board of County Commissioners of Leon County, Florida, this 10th day of May, 2016.

LEON COUNTY, FLORIDA



BY: Bill Proctor  
BILL PROCTOR, CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS

ATTEST:  
BOB INZER, CLERK OF THE COURT  
AND COMPTROLLER  
LEON COUNTY, FLORIDA

BY: John Stott, Deputy Clerk

APPROVED AS TO FORM:  
LEON COUNTY ATTORNEY'S OFFICE

BY: Herbert W.A. Thiele  
HERBERT W.A. THIELE, ESQ.  
COUNTY ATTORNEY