

ORDINANCE NO. 09- _____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING CHAPTER 10, ZONING, OF THE LEON COUNTY LAND DEVELOPMENT CODE; DELETING CRITICAL PLANNING AREA AND TARGET PLANNING AREA ZONING DISTRICTS AND CREATING THE PLANNED DEVELOPMENT ZONING DISTRICT; DELETING REFERENCES TO MIXED USE A, B, AND C FUTURE LAND USE CATEGORIES, AND SUBSTITUTING SUBURBAN, URBAN RESIDENTIAL, URBAN RESIDENTIAL 2, AND BRADFORDVILLE MIXED USE A FUTURE LAND USE CATEGORIES THROUGHOUT CHAPTER 10; REORGANIZING ZONING DISTRICTS AND REVISING DEVELOPMENT STANDARDS ACCORDINGLY TO MAKE CHAPTER 10 CONSISTENT WITH THE TALLAHASSEE-LEON COUNTY COMPREHENSIVE PLAN; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. Chapter 10, Article VI, Division 6, Subdivision 1, Section 10-6.602 is hereby amended as follows:

Sec. 10-6.602. List of Zoning Districts.

For the purpose of this article, the county is hereby divided into districts designated as follows:

R	Rural
UF	Urban fringe
AC	Activity center
RC	Rural community
LP	Lake Protection
RP	Residential preservation
LT	Lake Talquin/Urban fringe
I	Industrial
RA	Residential acre
R-1	Single-Family Detached Residential District
R-2	Single-Family Detached Residential District
R-3	Single- and Two-Family Residential District
R-4	Single-, Two-Family and Multi-Family Residential District
R-5	Manufactured Home and Single-Family Detached District
MH	Manufactured Home Park District
MR-1	Medium Density Residential District
OR-1	Office Residential District

OR-2	Office Residential District
OR-3	Office Residential District
OA-1	Airport Vicinity District
C-1	Neighborhood Commercial District
C-2	Neighborhood Commercial District
CM	Medical Arts Commercial District
CP	Commercial Parkway District
UP-1	Urban Pedestrian District
UP-2	Urban Pedestrian District
M-1	Light Industrial District
CPA	Critical Planning Area
TPA	Target Planning Area
PD	Planned Development
PUD	Planned Unit Development
DRI	Development of Regional Impact
OS	Open Space District
IC	Interchange Commercial
BC-1	Bradfordville Commercial District
BC-2	Bradfordville Commercial District
BCS	Bradfordville Commercial Services District
BOR	Bradfordville Office-Residential District
WC	Woodville Commercial District
NBO	Neighborhood Boundary Office
MRC	Mahan Residential Corridor
MRCN	Mahan Residential Corridor Node

The districts are defined along with implementing standards and development regulations in Division 6 of this article.

SECTION 2. Chapter 10, Article VI, Division 6, Subdivision 3, Section 10-6.631 is hereby amended as follows:

Sec. 10-6.631 ~~Mixed Use A, B, and C Suburban, Urban Residential, Urban Residential 2 and Bradfordville Mixed Use~~ future land use map categories.

The Land Use Element of the Tallahassee-Leon County Comprehensive Plan created ~~Mixed Use A, B and C Suburban, Urban Residential, Urban Residential 2 and Bradfordville Mixed Use~~ Future Land Use Categories, which are shown as overlays to the Future Land Use Map. The following zoning districts are established within the ~~Mixed Use A, B, and C Suburban, Urban Residential, Urban Residential 2 and Bradfordville Mixed Use~~ overlays:

- (1) RA Residential Acre.
- (2) R-1 Single-Family Detached Residential District.

- (3) R-2 Single-Family Detached Residential District.
- (4) R-3 Single- and Two-Family Residential District.
- (5) R-4 Single-,Two-Family and Multi-Family Residential District.
- (6) R-5 Manufactured Home and Single-Family Detached District.
- (7) MH Mobile Home Park District.
- (8) MR-1 Medium Density Residential District.
- (9) OR-1 Office Residential District.
- (10) OR-2 Office Residential District.
- (11) OR-3 Office Residential District.
- (12) OA-1 Airport Vicinity District.
- (13) C-1 Neighborhood Commercial District.
- (14) C-2 Neighborhood Commercial District.
- (15) CM Medical Arts Commercial District.
- (16) CP Commercial Parkway District.
- (17) UP-1 Urban Pedestrian District.
- (18) UP-2 Urban Pedestrian District.
- (19) M-1 Light Industrial District.
- ~~(20) CPA Critical Planning Area District.~~
- ~~(21) TPA Target Planning Area District.~~
- ~~(20) Planned Development~~
- ~~(22)~~(21) OS Open Space District.
- ~~(23)~~(22) PUD Planned Unit Development District.
- ~~(24)~~(23) DRI Development of Regional Impact District.
- ~~(25)~~(24) IC Interchange Commercial

- (26)(25) BC-1 Bradfordville Commercial District |
- (27)(26) BC-2 Bradfordville Commercial District |
- (28)(27) BCS Bradfordville Commercial Services District |
- (29)(28) BOR Bradfordville Office Residential District |

District intent, allowable uses and development standards for each of these districts are set forth in this article.

SECTION 3. Chapter 10, Article VI, Division 6, Subdivision 6, Section 10-6.697 is hereby amended as follows:

A development of regional impact (DRI) is a development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety or welfare of citizens of more than one county. Development standards in the DRI zoning district shall be those approved in the development order for the DRI. If no development standards were approved in the development order for the DRI, then development standards shall be established at the time that site plans and/or subdivision plats are submitted for review for each individual component of the DRI. Said development standards shall be consistent with the development standards of any previously approved site plan and/or subdivision in the DRI and the overall character of the DRI. Procedures for review and standards for approval of DRI's are found in F.S. ch. 380, and the rules promulgated thereunder. Applications for new DRI's shall follow the procedure set forth in section 10-7.406 of this chapter and F.S. ch. 380. The procedures for review of the individual components of the DRI are set forth in Article VII of this Code. Prior to Board of County Commissioners consideration of any proposed change to an approved DRI, the planning commission shall review the proposed change or request for determination of substantial deviation at a public meeting and transmit its recommendation to the Board of County Commissioners for consideration. Prior to planning commission review, quasi-judicial proceedings may be invoked pursuant to the provisions of Article VII, Division 7 of this Code. Any DRI project approved prior the effective date of this ordinance shall continue to be governed by the approved DRI's development order and any agreements, terms, and conditions to which the approval may be subject and shall be designated DRI on the official zoning map for that portion of the DRI located in a ~~Mixed Use A, B, or C~~ Suburban, Urban Residential, Urban Residential 2 or Bradfordville Mixed Use; future land use category.

SECTION 4. Chapter 10, Article VI, Division 6, Subdivision 3, Sections 10-6.634-10-6.653, 10-6.673-10-6.676, 10-6.657 and 10-6.656 is hereby amended as follows:

1 acre district.

		PERMITTED USES	
		2. Principal Uses	3. Accessory Uses
<p>be located in areas designated <u>Urban Residential 2</u> or <u>Urban Residential 3</u> on the Land Use Map and is intended for use in the vicinity of the urban service area. The principal uses to be available or environmental benefits in this district are intended to permit low density residential development consistent with environmental and planning goals and future expansion of urban service area. Single-family detached units are allowed for new residential development at a maximum of one unit per acre. This district also allows for certain community facilities related to residential</p>		<p>(1) Agricultural production - crops (2) Cemeteries (3) Community facilities related to residential uses including religious facilities, police/fire stations, elementary and middle schools and libraries. 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>

DEVELOPMENT STANDARDS								
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)
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 no such setback shall be less than 10 feet	25 feet	25 feet	not applicable	3 stories
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

Single-family detached 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. Refer to Sanitary Sewer Policies 2.1.12, 3.1.6, and 3.1.7 of the Comprehensive Plan for additional requirements.

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

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

Family Detached Residential District.

PERMITTED USES		
	2. Principal Uses	3. Accessory Uses
in areas designated Bradfordville, 2. Suburban, or Woodville Rural of the Comprehensive Plan which have a lot pattern of residential, single-family detached standards similar to the R-1. The maximum gross density in the R-1 district is 3.63 dwelling units per acre. Facilities related to	(1) Community facilities related to residential uses including religious facilities, police/fire stations, and elementary and middle schools. New libraries, vocational, and high schools are prohibited. Expansion of existing libraries, vocational, and high schools is allowed. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations. (2) Golf courses. (3) Passive and active recreational facilities. (4) Single-family detached dwellings.	(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.

DEVELOPMENT STANDARDS								
Minimum Lot or Site Size		5. Minimum Building Setbacks				6. Maximum Building Restrictions		
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)
10,000 square feet	80 feet	100 feet	25 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
20,000 square feet	100 feet	100 feet	25 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	10,000 square feet of gross building floor area per acre	3 stories

Residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service buildings are limited to a maximum of 10,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 2.1.12, 3.1.6, and 3.1.7 of the Comprehensive Plan for additional requirements. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc. Refer to the Capacity Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

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Family Detached Residential District.

		PERMITTED USES	
		2. Principal Uses	3. Accessory Uses
in areas designated <u>Bradfordville</u> or <u>Suburban</u> on the Future Land Existing development pattern of ng with development standards the R-2 district. The maximum development in the R-2 district is munity and recreational facilities l.		(1) Community facilities related to residential uses including religious facilities, police/fire stations, and elementary and middle schools. Libraries, vocational and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations. (2) Golf courses. (3) Passive and active recreational facilities. (4) Single-family detached dwellings.	(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.

DEVELOPMENT STANDARDS								
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)
600 square feet	60 feet	100 feet	25 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
1000 square feet	80 feet	100 feet	25 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	10,000 square feet of gross building floor area per acre	3 stories

For residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service 600 square feet if building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 2.1.12, 3.1.6, and 3.1.7, of the Comprehensive Plan for additional requirements. Environmental Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc. Refer to Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

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nd Two-Family Residential District.

PERMITTED USES	
2. Principal Uses	3. Accessory Uses
<p>in areas designated <u>Bradfordville</u> <u>Urban Residential 2</u>, or of the Comprehensive Plan which range of single-family and two-gross density allowed for new is 8 dwelling units per acre; a acre is required when applied to ory. The minimum density is not ms, concurrency, or preservation e attainment of the minimum al facilities related to residential</p> <p>(1) Community facilities related to residential uses including religious facilities, police/fire stations, and elementary, middle, vocational, and exceptional student education schools. Libraries and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations.</p> <p>(2) Golf courses.</p> <p>(3) Passive and active recreational facilities.</p> <p>(4) Single-family attached dwellings.</p> <p>(5) Single-family detached dwellings.</p> <p>(6) Two-Family dwellings.</p> <p>(7) Zero-lot line 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.</p> <p>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</p>

DEVELOPMENT STANDARDS								
Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
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)
00 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	3 stories
50 square feet end t; 2,400 square e interior lot	37.5 feet end unit; 25 feet interior lot	80 feet	20 feet	not applicable	15 feet	25 feet	maximum length: 8 units	3 stories
50 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
00 square feet	60 feet	100 feet	20 feet	same as for single-family detached dwellings	15 feet	25 feet	not applicable	3 stories
000 square feet	60 feet	100 feet	25 feet	same as for single-family detached dwellings	15 feet	25 feet	10,000 square feet of gross building floor area per acre	3 stories

le, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service 00 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 2.1.12 3.1.6, and 3.1.7 of the Comprehensive Plan for additional requirements. ent Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc. it Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

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Residential District.

		PERMITTED USES	
		2. Principal Uses	3. Accessory Uses
in areas designated <u>Bradfordville Urban Residential 2 or Suburban Comprehensive Plan</u> which contain or f single family, two-family, and n gross density allowed for new is <u>8-10</u> dwelling units per acre. ng units per acre <u>when applied to category</u> , unless constraints of servation features preclude the tain community and recreational permitted.		(1) Community facilities related to residential uses including religious facilities, police/fire stations, and elementary and middle schools. Libraries, vocational, and high schools are prohibited. Other community facilities may be allowed in accordance with Section 6.806 of these regulations. (2) Golf courses. (3) Multiple-family dwellings. (4) Nursing homes and other residential care facilities. (5) Passive and active recreational facilities. (6) Single-family attached dwellings. (7) Single-family detached dwellings. (8) Two-family dwellings. (9) Zero-lot line single-family detached dwellings.	(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.

DEVELOPMENT STANDARDS (continued of page 2 of 3)

Minimum Lot or Site Size			5. Minimum and Maximum 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)
lots are hibited		(minimum building area of 35 feet between front and rear setbacks)	15 feet minimum	3 feet on each side and 6 foot separation between buildings	15 feet	25 feet	not applicable	3 stories
lots are hibited		(minimum building area of 35 feet between front and rear setbacks)	minimum : 0 feet maximum: 20 feet	not applicable	15 feet	25 feet	maximum length: 8 units	3 stories

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)
g. lots are prohibited		(minimum building area of 35 feet between front and rear setbacks)	15 feet minimum	0 feet one side; 5 feet other side	15 feet	25 feet	not applicable	3 stories
g. lots are prohibited		(minimum building area of 35 feet between front and rear setbacks)	minimum: 0 feet maximum: 20 feet	same as for single-family detached dwellings	15 feet	25 feet	not applicable	3 stories

FOR ADDITIONAL DEVELOPMENT STANDARDS, REFER TO PAGE 3 OF 3

DEVELOPMENT STANDARDS (continued from page 2 of 3)

Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
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)
890 square feet	70 feet	100 feet	minimum: 0 feet Maximum: 20 feet	15 feet on each side	20 feet	25 feet	not applicable	3 stories
1000 square feet	80 feet	100 feet	15 feet	same as for single-family detached dwellings	15 feet	25 feet	10,000 square feet of gross building floor area per acre	3 stories

to further promote the compatibility among permitted residential uses in the R-4 district, off-street parking facilities associated with the construction of new multiple-family dwellings or nursing homes shall not be located on the perimeter of the site between a street right-of-way and the proposed buildings. Instead, the off-street parking facilities shall be located on the interior of the site.

Uses: Lighting shall be directed toward the interior of the site and away from adjacent properties.

- Roofs:**
 Minimum pitch of four in 12 (four feet of rise per 12 feet of run). Flat roofs are prohibited.
 Roofs shall be in character with surrounding area.
 Exterior buildings shall be finished with the same material.
 Windows shall be 50 percent transparent with clear or lightly tinted glass, or stained glass. Reflective glass is prohibited.
 Awnings and canopies shall be in character with surrounding area.
 Mechanical equipment serving non-residential facilities shall be screened with a material consistent with the principle structure.

Access: Properties in the R-4 zoning district may have vehicular access to a local street if the density is eight or less dwelling units per acre. If the density is more than eight dwelling units per acre and 10 or more dwelling units per acre, properties shall have vehicular access to a collector or arterial street. Passive recreational uses may front on any classification of street. Active recreation, community facilities (except elementary schools), nursing homes, and day care facilities shall be required to have access to a collector or arterial street.

Other: Residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 1,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 2.1.12, 3.1.6, and 3.1.7, of the Comprehensive Plan for additional requirements. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc. Refer to the Environmental Management Act for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

tured Home and Single-Family Detached District.

PERMITTED USES	
2. Principal Uses	3. Accessory Uses
<p><i>in areas designated <u>Bradfordville</u>, <u>Suburban</u> or <u>Woodville Rural</u> of the Comprehensive Plan which present a pattern of single-family uses on individual, standard sized lots for new residential development per acre. Certain community and uses are also permitted.</i></p> <p>(1) Community facilities related to residential uses, including religious facilities, police/fire stations, and elementary, middle, vocational, and exceptional student education schools. Libraries and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations.</p> <p>(2) Golf courses.</p> <p>(3) Manufactured homes.</p> <p>(4) Passive and active recreational facilities.</p> <p>(5) 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.</p> <p>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</p>

DEVELOPMENT STANDARDS								
Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
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)
10,000 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
20,000 square feet	80 feet	100 feet	25 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	10,000 square feet of gross building floor area per acre	3 stories

Single-family residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community development is limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 2.1.12, 3.1.6, and 3.1.7 of the Comprehensive Plan for additional information.

Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc. Refer to the Comprehensive Plan Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

tured Home Park District.

	USES PERMITTED			
	2. Unrestricted Uses		3. Restricted Uses	
	a. Principal Uses	b. Accessory Uses	a. Use	b. Applicable Restrictions
in areas designated Mixed Use A, B, or C Urban Residential Community on the Future Land Use Map of the red home spaces are provided within a managed and according to minimum standards and guided by a the standards, restrictions, and procedures required ured home parks will provide an adequate residential allowed for new residential development in the MH actured home parks that were in existence prior to the district shall be permitted to maintain the number of y, and/or the State of Florida.	Following uses subject to the Special Requirements of this District: (1) Administration buildings, customary laundry and services buildings. (2) Community centers and recreation facilities intended to serve residents of the mobile home park. (3) Manufactured homes.	(1) Customary accessory uses and structures clearly incidental to one or more permitted uses and structures, 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.	(1) Convenience commercial uses as accessory to a mobile home park limited to: a. Beauty and barber shops. b. Food and grocery or drug stores. c. Laundromat, laundry and dry-cleaning pick-up stations. d. Hardware or garden supply store. e. Newsstand or book store. f. Video rental	a. Such use shall not occupy over 5% of the area of the mobile home park. b. The mobile home park shall contain a total area of at least 5 acres or more. c. Public access to such uses shall be limited access from an internal park street.

DEVELOPMENT STANDARDS							
Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Other Restrictions
Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	Refer to Section 10-6.807 of these regulations
00 square feet	40 feet	75 feet	From exterior boundary of park: 15 feet; from interior accessway 10 feet	From public street: 25 feet; from interior accessway: 7.5 feet interior accessway	10 feet	8 feet	

le, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service 00 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies ~~3.1.6 and 3.1.7~~ of the Comprehensive Plan for additional requirements. ent Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc. it Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

n density residential district.

		PERMITTED USES	
		2. Principal Uses	3. Accessory Uses
<p>located are in areas designated as <u>Residential-2</u> or <u>Suburban</u> on the Comprehensive Plan, in close proximity to existing commercial and office uses; facilities such as schools, parks, and other facilities intended to achieve densities consistent with public transit, and efficient use of land. Facilities in the MR-1 district shall provide convenient access to pedestrian and bicycle facilities and shall provide for a wide range of uses. The gross density allowed for new development is 16 dwelling units per acre. The minimum density is 6-8 dwelling units per acre. The purpose is to preserve and/or conserve land and provide for minimum densities. Certain uses are prohibited to residential uses and day care</p>		<p>(1) Community facilities related to residential uses, including religious facilities, police/fire stations, and elementary, middle, and high schools. Libraries or vocational schools are prohibited. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations.</p> <p>(2) Day care centers.</p> <p>(3) Golf courses.</p> <p>(4) Multiple-family dwellings.</p> <p>(5) Nursing homes and other residential care facilities.</p> <p>(6) Passive and active recreational facilities.</p> <p>(7) Single-family attached dwellings.</p> <p>(8) Single-family detached dwellings.</p> <p>(9) Two-family dwellings.</p> <p>(10) Zero-lot line 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.</p> <p>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</p>

DEVELOPMENT STANDARDS								
Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
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)
1000 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
500 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
1000 square feet	70 feet	100 feet	15 feet	Same as single-family dwellings above	15 feet	25 feet	not applicable	3 stories
1000 square feet minimum; average of 1000 square feet	16 feet	none	20 feet	none	15 feet	25 feet	maximum length: 8 units	3 stories
1000 square feet	80 feet	100 feet	15 feet	15 feet on each side	15 feet	25 feet	not applicable	3 stories
1000 square feet	80 feet	100 feet	15 feet	15 feet on each side	15 feet	25 feet	20,000 square feet of gross building floor area per acre	3 stories

Residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 500 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies ~~2.1.12, 3.1.6, and 3.1.7~~ 2.1.12, 3.1.6, and 3.1.7 of the Comprehensive Plan for additional requirements. Refer to the Environmental Assessment Report (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc. Refer to the Capacity Analysis Report for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

Residential District.

PERMITTED USES			
2. Principal Uses		3. Accessory Uses	
in areas designated Bradfordville on the Future Land Use Map of the County. The provisions of the district with a residential character of moderate intensity and office or residential facilities (light infrastructure) may be located in these districts are not as dense as the maximum gross density in the OR-1 district is 8 dwelling units per acre or preservation and/or density of the minimum densities.	(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 and middle schools. 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. (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) 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.

DEVELOPMENT STANDARDS (continued on page 2 of 2)

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)
300 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
600 square feet	70 feet	100 feet	15 feet	same as single-family above	15 feet	25 feet	not applicable	3 stories
1,500 square feet end lot; 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
3,000 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 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.	3 stories

FOR ADDITIONAL DEVELOPMENT STANDARDS, REFER TO PAGE 2 OF 2

DEVELOPMENT STANDARDS (continued from page 1 of 2)

Street parking facilities associated with permitted principal non-residential uses in the OR-1 zoning districts must comply with the following requirements:

et

or: 10 feet

et (none if driveway is shared)

or: 4 feet (none if driveway is shared)

A front yard between a building and the street.

A front yard between a building and the street.

A front yard between a building and the street.

A front yard between a building and the street.

A front yard between a building and the street.

Residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 500 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 2.1.12, 3.1.6, and 3.1.7, of the Comprehensive Plan for additional requirements.

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

Refer to the Environmental Assessment Act (EMA) for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

residential district.

				PERMITTED USES					
				2. Principal Uses		3. Accessory Uses			
<p>located within areas designated in the Future Land Use Map of the employment and residential uses are each other. The provisions of this type and intensity of residential and uses to promote the use of public infrastructure. Off-street parking located and designed to promote transit facilities. A variety of intensities of moderate intensity, retail (ground floor), and certain community or residential uses are permitted in density allowed for new residential dwelling units per acre, while the density of dwelling units per acre, unless otherwise specified, shall be in accordance with and/or conservation features and other uses.</p>				<p>(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 schools and vocational schools. Other community facilities may be allowed in accordance with 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) Non-medical offices and services, including business and government offices and services. (10) Nursing homes and 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, and recreational clubs and lodges, including 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>	

DEVELOPMENT STANDARDS								
4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
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)
10,000 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
10,000 square feet	70 feet	100 feet	15 feet	same as single-family above	15 feet	25 feet	not applicable	3 stories
10,000 s.f. min.; avg. 2,000 square feet	16 feet	none	15 feet	none	15 feet	25 feet	not applicable	3 stories
10,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	25 feet	10 feet	not applicable	3 stories
10,000 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
10,000 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

Residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of one or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 2.1.12, 3.1.6, and 3.1.7 of the Comprehensive Plan for additional requirements.

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act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
finance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

residential district.

		PERMITTED USES	
		2. Principal Uses	3. Accessory Uses
located within areas designated as <u>C-1</u> or <u>Suburban</u> on the Future Land Use Map in areas where employment and residential uses are in close proximity to each other. The intent is to promote urban density and to allow the mixing of permitted uses to maximize the efficient use of public services in the OR-3 district shall be to provide access to pedestrian and mass transit. Compatible non-retail activities (limited to the ground floor) and professional facilities related to office or professional services in the OR-3 district. The maximum gross floor area per lot in the OR-3 district is 20,000 square feet. The maximum gross density allowed is 6-8 units per acre. The intent of concurrency or preservation is to ensure the attainment of the minimum	(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, middle, and high schools. Other community facilities may be allowed in accordance with 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) Non-medical offices and services, including business and government offices and services. (10) Nursing homes, including other residential care facilities. (11) Off-street parking facilities.	(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.	(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.

DEVELOPMENT STANDARDS								
Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
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)
10,000 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
10,000 square feet	70 feet	100 feet	15 feet	same as single-family above	15 feet	25 feet	not applicable	3 stories
10,000 s.f. min.; avg. 20,000 square feet	16 feet	none	15 feet	none	15 feet	25 feet	not applicable	3 stories
10,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	25 feet	10 feet	not applicable	3 stories
10,000 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
10,000 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 (SEE NOTE 4)	3 stories (SEE NOTE 4)

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Residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of one 500 gallon septic tank. Also, refer to Sanitary Sewer Policies ~~2.1.12, 3.1.6, and 3.1.7~~ of the Comprehensive Plan for additional requirements. Refer to the National Flood Hazard Mitigation Act (NFMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc. Refer to the National Flood Hazard Mitigation Act (NFMA) for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.). In Future Land Use Map, the maximum non-residential 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

vicinity district.

USES PERMITTED			
	2. Principal Uses		3. Accessory Uses
	in the vicinity of and particularly see Regional Airport which are at exceed the threshold identified tion and the State of Florida as s. The intent of the OA-1 district : development of parcels lying : district provides for compatible technology and research and number of activities that support vels of aircraft noise of 65 DNL. accommodate industrial activities. district as are noise sensitive uses. This district may apply to —E Suburban future land use ; are encouraged in this district on layout and size of parcels. one tract with potential future the same zoning district shall be ssory facilities shall comply with onic interference as delineated in ce. More stringent criteria than if deemed necessary by the FAA.	(1) Banks and other financial institutions. (2) Cemeteries. (3) Community facilities in accordance with Section 10-6.806 of these regulations. (4) Golf courses. (5) Laboratories enclosed within a building. (6) Mailing services. (7) Medical and dental offices and services, clinics and laboratories. (8) Non-medical offices and services, including business and government offices and services. (9) Passive and active recreational facilities, whose structures comply with height requirements of the FAA. (10) Personal services appurtenant to permitted office development and within an office building. (11) Photocopying and duplicating services with associated office supplies sales. (12) Research and development activities (no on-site disposable).	(13) Restaurants without drive-in facilities and contained within an office building. (14) Retail drug store. (15) Warehouses, mini warehouses, or self storage facilities. (16) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.

DEVELOPMENT STANDARDS								
Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
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)
1000 square feet	50 feet	100 feet	20 feet	7.5 feet on each side; or 15 feet if adjoining a low density residential zoning district.	25 feet	10 feet	20,000 square feet of gross building floor area per acre	3 stories

on-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic :1.1, 1.2, 3.1.6, and 3.1.7; of the Comprehensive Plan for additional requirements. ct (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc. dinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

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hood commercial district.

								PERMITTED USES									
								2. Principal Uses		3. Accessory Uses							
in areas designated <u>Suburban</u> or future Land Use Map of the urban areas with direct access to convenient traveling distance to all groups of retail commercial, recreational facilities and other permitted in order to provide goods close proximity to their homes. zoning for residential areas without thereby providing more convenient use of the capacity of the arterial district are intended to encourage development in scale and design with which it is not intended to accommodate uses or automotive or other types of maximum gross density allowed in district is 16 dwelling units per acre on the second floor or above a building on the first floor. In order to encourage development, each C-1 district will have a collector roadway and each C-								(1) Antique shops. (2) Banks and other financial institutions. (3) Community facilities related to the permitted principal uses, including libraries, religious facilities, and police/fire stations. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations. (4) Day care centers. (5) Laundromats, laundry and dry cleaning pick-up stations. (6) Mailing services. (7) Medical and dental offices and services, laboratories, and clinics. (8) Motor vehicle fuel sales. (9) Non-medical offices and services, including business and government offices and services. (10) Passive and active recreational facilities. (11) Personal services (barber shops, fitness clubs, etc.) (12) Rental and sales of <u>videotapes</u> , videotapes and games. (13) Repair services, non-automotive.				(14) Residential (any type), provided that it is located on the second floor or above of a building containing commercial or office uses on the first floor. (15) Restaurants, with or without drive-in facilities. (16) Retail bakeries. (17) Retail drug store. (18) Retail florists. (19) Retail food and grocery. (20) Retail home/garden supply, hardware and nurseries, without outdoor storage or display. (21) Retail newsstand, books, greeting cards. (22) Retail pet stores. (23) Social, fraternal, and recreational clubs and lodges, including assembly halls. (24) Studios for photography, music, art, drama, and voice. (25) Tailoring. (26) Veterinary services, including veterinary hospitals. (27) 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.				(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.	
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)									
DEVELOPMENT STANDARDS (continued on page 2 of 2)																	
none	none	none	25 feet	15 feet on each side	25 feet	10 feet	Except for properties within the Woodville Rural Community 10,000 square feet of non-residential gross building floor area per acre and commercial uses not to exceed 200,000 square feet of gross building floor area per parcel. Within the Woodville Rural Community, 10,000 square feet of non-residential gross building area per acre	3 stories									

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							and commercial uses not to exceed 50,000 square feet of gross building floor area per parcel: (SEE SECTION 8 BELOW)	
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al Uses: Lighting shall be directed away from the perimeter of the site.

l Buildings: A maximum of 12,500 square feet of non-residential gross building floor area per acre is allowed if the following criteria are satisfied: a. Non-residential buildings shall have a pitched in character with surrounding area. c. All exterior walls of non-residential buildings shall be finished with the same material.

Properties in the C-1 zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to zoning districts is located on the other side of the local street: R4A, R-1, R-2, R-3, R-4, R-5, MH, MR-1, and RP.

le, residential development is limited to a minimum of 0.50 acre lots and inside the Urban Services Area non-residential development is limited to a maximum of 2,500 square feet of 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 Policies 2.1.12, 3.4.6, and itional requirements.

ent Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.

it Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

hood commercial district.

		PERMITTED USES	
		2. Principal Uses	3. Accessory Uses
<p>1 areas designated Mixed-Use-A-Community on the Future Land Use Map. Only to areas with direct access to a major road. The C-2 district will not exceed 30</p>	<p>(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, and high schools. Elementary schools are prohibited. 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, laundry and dry cleaning pick-up stations. (13) Mailing services. (14) Medical and dental offices, services, laboratories, and clinics. (15) Motor vehicle fuel sales. (16) Non-medical offices and services, including business and government offices and services. (17) Non-store 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, non-automotive.</p>	<p>(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 store. (30) Retail florist. (31) Retail food and grocery. (32) Retail furniture, home appliances, accessories. (33) Retail home/garden supply, hardware and nurseries. (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>(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>
FOR DEVELOPMENT STANDARDS REFER TO PAGE 2 OF 2			

DEVELOPMENT STANDARDS								
Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
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)
C-2	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 non-residential gross building floor area per acre and commercial uses not to exceed 200,000 square feet of gross building floor area per parcel for districts containing 20 acres or less. 12,500 square feet of non-residential gross building floor area per acre and commercial uses not to exceed 200,000 square feet of gross building floor area per parcel and a maximum of 250,000 square feet of nonresidential gross building area per district for districts containing more than 20 acres to 30 acres. Within the Woodville Rural Community, 12,500 square feet of non-residential gross building area per acre and commercial uses not to exceed 50,000 square feet of gross building floor area per parcel.	3 stories

Properties in the C-2 zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to zoning districts is located on the other side of the local street: RHA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, and RP.

Where residential development is limited to a minimum of 0.50 acre lots and inside the Urban Services Area non-residential development is limited to a maximum of 2,500 square feet of building area, community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 2.1.12.3.4-6 and additional requirements.

Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc. Refer to the City Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

Arts Commercial District.

		PERMITTED USES	
		2. Principal Uses	3. Accessory Uses
<p>n areas designated Mixed-Use-A: Map of the Comprehensive Plan nient access to hospitals or other are restricted to medically related residential uses and limited non-services which serve medical strict are intended to protect and : and associated medical facilities and pedestrian access to these :d by a variety of directly related f support businesses in close is. Also, certain community and facilities are permitted. The development in the CM district is residential projects shall have a its per acre unless constraints of conservation features preclude <u>num. gross density for mixed use</u></p>	<p>(1) Banks and other financial institutions, without drive-through facilities.</p> <p>(2) Community facilities related to medical facilities, including religious facilities and police/fire stations. Schools and libraries are prohibited. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations.</p> <p>(3) Day care centers.</p> <p>(4) Gift, novelty, and souvenir shops.</p> <p>(5) Hospitals.</p> <p>(6) Hotels and motels, including bed and breakfast inns.</p> <p>(7) Laundromats, laundry and dry cleaning pick-up stations.</p> <p>(8) Mailing services.</p> <p>(9) Medical and dental offices, services, laboratories, and clinics.</p> <p>(10) Mortuaries.</p> <p>(11) Multiple-family dwellings.</p> <p>(12) Non-medical offices and services, including business and government offices and services.</p>	<p>(13) Nursing homes and other residential care facilities.</p> <p>(14) Off-street parking facilities.</p> <p>(15) Passive and active recreational facilities.</p> <p>(16) Personal services (barber shops, fitness clubs, etc.)</p> <p>(17) Photocopying and duplicating services.</p> <p>(18) Restaurants without drive-in facilities.</p> <p>(19) Retail bakeries.</p> <p>(20) Retail drug store.</p> <p>(21) Retail florists.</p> <p>(22) Retail newsstands, books, greeting cards.</p> <p>(23) Retail office supplies.</p> <p>(24) Retail optical and medical supplies.</p> <p>(25) Single-family attached dwellings.</p> <p>(26) Tailoring.</p> <p>(27) Veterinary services, including veterinary hospitals.</p> <p>(28) 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>(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.</p> <p>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by County Administrator or designee.</p>

DEVELOPMENT STANDARDS								
4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
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.
none	none	none	25 feet	none	25 feet	10 feet	80,000 square feet of gross building floor area per acre, except 176,000 square feet of gross building floor area per acre for hospitals and commercial uses not to exceed 200,000 square feet of gross building floor area per parcel	none for hospitals; 6 stories for other uses (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

FOR ADDITIONAL DEVELOPMENT STANDARDS, REFER TO PAGE 2 OF 2

DEVELOPMENT STANDARDS (continued from page 1 of 2)

Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
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
100 s.f. min.; avg. 2,000 s.f.	16 feet	none	15 feet	none	15 feet	25 feet	not applicable	3 stories
300 square feet	80 feet	100 feet	15 feet	15 feet on each side	15 feet	25 feet	not applicable	same as above

Properties in the CM zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to adjoining zoning districts is located on the other side of the local street: RHA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, and RP.

Table, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 500 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies Policy 2.1.12 3.1.6. and 3.1.7. of the Comprehensive Plan for additional requirements. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc. Refer to the Flood Hazard Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

al Parkway District

PERMITTED USES

	<i>2. Principal Uses</i>	<i>3. Accessory Uses</i>
<p>n areas map of o areas tern of ilities. mercial adways strict is pment. a in the 1 access ess and smooth veling</p> <p>ed use in close al uses enience market medium nt up to acre is</p> <p>iple use se sites the CP parking lios are</p> <p>as-and ed-to adways</p>	<p>(1) Antique shops. (2) Armored truck services. (3) Automotive sales and rental (includes any type of motor vehicle including boats and motorcycles). (4) Automotive service and repair, including car wash. (5) Automotive--retail, parts, accessories, fires, etc. (6) Bait and tackle shops. (7) Banks and other financial institutions. (8) Broadcasting studios. (9) Building contractors and related services, without outdoor storage. (10) Camera and photographic stores. (11) Cemeteries. (12) Cocktail lounges and bars. (13) Commercial kennels. (14) Community facilities, including libraries, religious facilities, vocational schools, police/fire stations, and charitable donation stations. Elementary, middle, and high schools are prohibited. Other community facilities may be allowed in accordance with section 10-10-6.806. (15) Day care centers. (16) Gift, novelty, and souvenir stores. (17) Golf courses. (18) Hotels and motels, including bed and breakfast inns. (19) Indoor amusements (bowling, billiards, skating, etc.). (20) Indoor theaters (including amphitheaters).</p>	<p>(21) Laundromats, laundry and dry-cleaning pickup stations. (22) Lawn or tree removal services. (23) Mailing services. (24) Medical and dental offices, services, laboratories, and clinics. (25) Manufactured home sales lots. (26) Mortuaries. (27) Motor vehicle fuel sales. (28) Motor vehicle racing tracks, go-carts, etc. (29) Nonmedical offices and services, including business and government offices and services. (30) Nonstore retailers. (31) Nursing homes and residential care facilities. (32) Off-street parking facilities. (33) Outdoor amusements (golf courses, batting cages, driving ranges, etc.) (34) Passive and active recreational facilities. (35) Pawnshops. (36) Personal services (barber shops, fitness clubs, etc.). (37) Pest control services. (38) Photocopying and duplicating services. (39) Printing and publishing. (40) Recreational vehicle park. (41) Rental and sales of <u>dvds</u>, video tapes and games. (42) Rental of tools, small equipment, or party supplies. (43) Repair services, nonautomotive. (44) Residential, multi-family, up to a maximum of 16 dwelling units per acre.</p>

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PERMITTED USES

2. Principal Uses	3. Accessory Uses	
<p>(45) Residential, any type, provided it is located on or above the 2nd floor of a structure containing non-residential development on the first floor, up to a maximum of 16 dwelling units per acre.</p> <p>(46) Restaurants, with or without drive-in facilities.</p> <p>(47) Retail bakeries.</p> <p>(48) Retail caskets and tombstones.</p> <p>(49) Retail computer, video, record, and other electronics.</p> <p>(50) Retail department, apparel, and accessory stores.</p> <p>(51) Retail drug store.</p> <p>(52) Retail florist.</p> <p>(53) Retail food and grocery.</p> <p>(54) Retail furniture, home appliances and accessories.</p> <p>(55) Retail home/garden supply, hardware and nurseries.</p> <p>(56) Retail jewelry stores.</p> <p>(57) Retail needlework and instruction.</p> <p>(58) Retail newsstand, books, greeting cards.</p> <p>(59) Retail office supplies.</p> <p>(60) Retail optical and medical supplies.</p> <p>(61) Retail package liquors.</p> <p>(62) Retail pet stores.</p> <p>(63) Retail picture framing.</p> <p>(64) Retail sporting goods, toy stores.</p>	<p>(65) Retail trophy stores.</p> <p>(66) Self-moving operation.</p> <p>(67) Retail shoes, luggage, and leather products.</p> <p>(68) Sign shops.</p> <p>(69) Social, fraternal and recreational clubs and lodges, including assembly halls.</p> <p>(70) Studios for photography, music, art, drama, voice.</p> <p>(71) Tailoring.</p> <p>(72) Towing, wrecking, and recovery services.</p> <p>(73) Trailer sales and service.</p> <p>(74) Veterinary services, including veterinary hospitals.</p> <p>(75) Warehouses, mini-warehouses, or self-storage facilities.</p> <p>(76) Other uses which, in the opinion of the land use administrator, are of a similar and compatible nature to those uses described in this district and provided the use is not specifically permitted in another zoning district.</p>	

DEVELOPMENT STANDARDS

Lot or Site Size		5. Minimum Building Setbacks				6. Maximum Building Restrictions	
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)
none	none	25 feet	none	25 feet	10 feet	25,000 s.f. of building floor area per acre and commercial uses not to exceed 200,000 s.f. of gross building floor area per parcel, 50,000 s.f. of building area per acre for storage areas with buildings.	4 stories

in the event of a conflict with the provisions of other ordinances or regulations, the most strict provisions shall apply):

Section 10-6-1-10
 Access to Interstate 10 from Interstate 10 in the northeast to I-10 in the northwest is prohibited except for:
 Section 10-6-1-10, 1995:
 Access to Interstate 10 before December 31, 1995 which have sole access to Capital Circle and do not have other street access; and
 Access to Interstate 10 for properties which establish permanent access to another public street and grant the City or County the right to close the
 on conversion of Capital Circle to a limited access or controlled access roadway.

Access to Interstate 10 to an arterial or major collector shall not be permitted closer than 330 feet to another full movement access point, nor
 Right-in/right-out access to an arterial or major collector shall not be permitted closer than 330 feet to another access point, nor within
 properties with sole access to an arterial or major collector are permitted at least one right-in/right-out access point. Properties with 660
 frontage may be permitted multiple accesses to a single street based upon a traffic safety and capacity evaluation. All development
 all record a joint access and cross easement benefiting adjoining properties fronting on the same arterial or major collector.

Access to Interstate 10 shall not be permitted closer than 200 feet to another full movement access point, nor within 400 feet of a signalized intersection. Right-
 in/right-out access shall not be permitted closer than 100 feet to another access point, nor within 200 feet of a signalized intersection.

Access to Interstate 10 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, nor within 200 feet of a signalized intersection.

Properties in the CP zoning district may have vehicular access to any type of street. However, in order to protect residential areas and
 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
 access point is proposed: RA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, RP-1, RP-2, RP-MH, RP-UF, and RP-R.

Donation Stations: Such station shall have indoor storage for all donations, and shall have an attendant available during normal business
 storage of said donations. A "charitable donation station" is considered a community service/facility regulated by Section 10-6.806 of

available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 5,000 square feet of building. Also, refer to Sanitary Sewer Policies 2.1.12 3.1.6 and 3.1.7 of the Comprehensive Plan for additional requirements. Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parts, etc.).

commercial district.

	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>economic opportunities which are in Leon County in which a mixture of residential, office, light manufacturing, educational facilities are permitted. No interchange with Interstate 10 or U.S. 90 or Suburban on Comprehensive Plan. This district is not in property improvements and utility. The minimum district size is 10 acres.</p> <p>to accommodate late heavy industrial operations, outdoor storage, nor to accommodate the ability of the district to attain its potential.</p> <p>uses which benefit from locations which will facilitate commercial development.</p> <p>Development criteria and design criteria for the improvement of economic development and property improvement.</p> <p>Residential development in the IC district shall meet the minimum gross density requirements. The minimum gross density shall be determined by the constraints of concurrency or other factors which preclude the attainment of the minimum gross density.</p>	<ol style="list-style-type: none"> (1) Automotive service and repair, including car wash as part of a shopping center, in conjunction with a motel or hotel or approved as a PUD. (2) Broadcasting studios. (3) Commercial recreation and entertainment uses. (4) Communications and utilities. (5) Community services, including libraries, vocational schools and police/fire stations. Elementary, middle, or high schools are prohibited. Other community services may be allowed in accordance with Section 10-6.806 of these regulations. (6) Day care centers. (7) Distribution facilities. (8) Hotels and motels, including bed and breakfast inns. (9) Laboratories; research and development activities. (10) Manufacturing (consistent with the definition of light industrial). (11) Multiple family dwellings (12) Office uses. (13) Off-street parking facilities. (14) Passive and active recreational activities. (15) Personal services (barber shops, fitness clubs, etc.) (16) Printing and publishing. (17) Repair services, non-automotive. (18) Retail uses permitted in CP as part of a shopping center or approved as a PUD. (19) Transportation and freight handling activities. (20) Warehouses, mini-warehouses, or self storage facilities. (21) Other uses, which in the opinion of the Land Use Administrator, are of a similar and compatible nature to those uses described in this district. 	<ol style="list-style-type: none"> (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. The 33 percent limitation does not apply to outdoor storage that is accessory to a permitted principal use. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee. (3) Residential use (intended for watchman or guard not to exceed 1 dwelling unit per industrial use). (4) Outdoor storage (without the 33 percent limitation), provided it complies with Section 7 below.

DEVELOPMENT STANDARDS (continued on page 2 of 3)

DEVELOPMENT STANDARDS (continued from page 1 of 3)

Minimum Lot or Building Size			5. Minimum Building and Parking Setbacks				6. Maximum Building Restrictions	
Lot or Site Area	b. Lot Width and Depth	c. Building Floor Area	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)
100,000 square feet	none	1,000 square feet	50 feet	none	25 feet	10 feet	25,000 square feet of gross building floor area per acre not to exceed 200,000 square feet per site. 50,000 square feet of gross building floor area per acre for storage areas within buildings.	4 stories
100,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	15 feet	25 feet	not applicable	4 stories; except 3 stories within 100 feet of a low density residential district
100,000 square feet	none	1,000 square feet	50 feet	none	25 feet	10 feet	25,000 square feet of gross building floor area per acre. 50,000 square feet of gross building floor area per acre for storage areas within buildings.	4 stories

it within the IC district shall meet the following criteria:

- viewed from a public street shall be finished in brick, stucco, glass curtain wall, architectural concrete or textured block. All building elevations which may be viewed from a public street shall match with the front building elevation.
- air conditioning units, roof top equipment and meter locations with materials found on the building exterior or with evergreen landscaping.
- loading and unloading areas with materials found on the exterior of the building.
- a screen of sufficient height and length to screen loading and unloading trucks.
- a fence of sufficient height and length to screen loading and unloading trucks.
- a screen width and form a continuous system on the site.
- utilities shall be located underground except for antennae.
- a minimum of 100 spaces per net acre of parking lot and adjacent landscaping.
- the district shall establish a uniform sign design for all signs.
- signs shall be limited to illuminated individual letters, or an internally illuminated logo not exceeding 80 square feet in area. No other wall mounted signs are permitted. Signs composed solely of upper case letters shall not be permitted. Signs composed of upper and lower case letters shall not exceed 45 inches in height including the descender.
- signs shall be illuminated.
- a maximum of 400 square feet of sign frontage per site is permitted. Free standing signs shall be constructed with a base using material found on the principal structure. Freestanding signs shall not exceed 400 square feet in area per site and shall not exceed 50 feet in height.
- a maximum of 100 square feet of display per calendar year are permitted, except for "for sale" and "for lease" signs which are not subject to this limitation.
- signs shall be permitted in the IC district except for the signs listed in 7.i-m.
- the district shall be required to be signed to achieve a 60% tree canopy coverage within ten years of development.
- the district shall maintain a 30 foot landscape area adjacent to all public streets. This landscape area shall have at least one street tree for every 40 feet of street frontage. The landscape area may contain a sidewalk and shall be at least 30 feet wide.

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DEVELOPMENT STANDARDS (continued on page 3 of 3)

DEVELOPMENT STANDARDS (continued from page 2 of 3)

within the IC zoning district may have vehicular access to the types of streets listed below. For the purpose of this section, a "type" of street refers to the functional classification of the street "Classification" map adopted in the Transportation Element of the 2010 Comprehensive Plan. Also for the purpose of this section, a street is considered to be "at the border" of the M-1 zoning district if the M-1 zoning district is located on the other side of the street.

or arterial that is located inside or at the border of the IC zoning district; or

is located inside of the IC zoning district; or

is located at the border of the IC zoning district, except that properties in the IC zoning district shall not have vehicular access to a local street if the local street is located at the border of the M-1 zoning district and the M-1 zoning district is located on the other side of the local street. For the purpose of this section, residential zoning districts include the following: RA, R-1, R-3, R-4, R-5, MH, MR-1, and the RP zoning

able, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service buildings shall not exceed 100 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies Policy 2.1.12 3-1.6- and 3-1.7- of the Comprehensive Plan for additional requirements. Refer to the Emergency Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc. Refer to the City Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

estrian district.

	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>in areas designated Mixed Use on the Future Land Use Plan apply to compact, linear roadway. The intent of this district is to provide for areas of higher density urban form to permit the gradual new standards by allowing the conversion of existing uses provided that the new uses are permitted and foster an improved district and foster an improved that additional sites within high uses. The UP-1 district is not for activity centers with this district are intended to developments with pedestrian commercial, professional, office, and recreational facilities permitted. This district is not a commercial and service district (sales, service or repair). The minimum gross density of 6 units per gross density of 16 dwelling units density requirements may be waived by preservation and/or maintenance of the minimum</p>	<p>(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. Elementary and high schools are prohibited. 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) Non-medical 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 <u>dvds</u>, video tapes and games. (20) Repair services, non-automotive.</p>	<p>(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) 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>FOR DEVELOPMENT STANDARDS IN THE UP-1 DISTRICT, REFER TO PAGE 2 OF 2</p>		

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DEVELOPMENT STANDARDS

r Site Size		5. Minimum or Maximum Building Setbacks				6. Maximum Building Restrictions	
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
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

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 with 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 the Comprehensive Plan and dimensional requirements are not applicable to properties in the UP-1 zoning district. Instead, the number of required off-street parking spaces and dimensions are determined by the County Administrator or designee during site plan review or permitting (whichever comes first) based on the information provided by the applicant.

Arterial Uses: The construction of a new non-residential building or expansion of an existing non-residential building shall require the front lot and street side exterior walls on the ground floor to contain a minimum of 50% of the lot area.

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 non-residential traffic, vehicular access to 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, MR-1, and RP.

On or 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 use of a conforming motor vehicle fuel sale use or a conforming drive through use (see Section #2 of this chart); (b) the new use complies with development standards of the zoning district; (c) the use has a maximum of 5,000 square feet; and (d) arterial street access does not exceed one vehicular access point per arterial street frontage.

Residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 1,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 2.1.12, 3.1.6, and 3.1.7 of the Comprehensive Plan for additional requirements.

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

Refer to the Comprehensive Plan for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

DEVELOPMENT STANDARDS

r Site Size		5. Minimum or Maximum Building Setbacks				6. Maximum Building Restrictions	
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
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 non-residential: 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 non-residential 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 non-residential use, or at least 1,000 square feet of non-residential use per 3 dwelling units.	6 stories (excluding stories used for parking) only if proposed project combines non-residential with residential uses; or 4 stories (including stories used for parking) if proposed structure is within 150 feet of a low density residential zoning district

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 with 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 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 provided by the County Administrator or designee during site plan review or permitting (whichever comes first) based on the information provided by the applicant.

Material Uses: The construction of a new non-residential building or expansion of an existing non-residential building shall require the front lot and street side exterior walls on the ground floor to contain material.

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 non-residential traffic, vehicular access to 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, MR-1, and RP.

On or 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 a conforming motor vehicle fuel sale use or a conforming drive through use (see Section #2 of this chart); (b) the new use complies with development standards of the zoning district; (c) the use has 5,000 square feet; and (d) arterial street access does not exceed one vehicular access point per arterial street frontage.

Residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 500 gallons septic tank. Also, refer to Sanitary Sewer Policies 2.1.12, 3.1.6, and 3.1.7, of the Comprehensive Plan for additional requirements.

Contact the Environmental Management Agency (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc. Contact the EMA for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

ustrial district.

		PERMITTED USES	
		2. Principal Uses	3. Accessory Uses
in areas designated Bradfordville in the Future Land Use Map of the areas with convenient access to manufacturing, processing, storage, other activities compatible with The district is not intended to or to accommodate commercial or district the principal light industrial	(1) Armored truck services. (2) Assembly of apparel and accessories. (3) Automotive service and repair, including car wash. (4) Bottling plants. (5) Broadcasting studios. (6) Building contractors and related services. (7) Cemeteries. (8) Communications and utilities. (9) Community services, including vocational schools and police/fire stations. Libraries, elementary, middle, or high schools are prohibited. Other community services may be allowed in accordance with Section 10-6.806 of these regulations. (10) Crematoriums. (11) Distribution facilities. (12) Dry cleaning plants. (13) Food processing, excluding slaughter. (14) Golf courses. (15) Gun firing ranges (indoor). (16) Heavy infrastructure (maintenance yards, motor pools, airports, land fills, sewage treatment plants, etc.).	(17) Laboratories; research and development activities. (18) Lawn and tree removal services. (19) Manufacturing (consistent with the definition of light industrial). (20) Non-medical offices and services, including business and government offices and services. (21) Off-street parking facilities. (22) Passive and active recreational activities. (23) Pest control services. (24) Printing and publishing. (25) Repair services, non-automotive. (26) Towing, wrecking, and recovery services. (27) Transportation and freight handling activities. (28) Warehouses, mini-warehouses, or self-storage facilities. (29) Welding and machine shops. (30) Wholesale activities. (31) Wholesale building supplies. (32) 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.	(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. The 33 percent limitation does not apply to outdoor storage that is accessory to a permitted principal use. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee. (3) Residential use (intended for watchman or guard not to exceed 1 dwelling unit per industrial use). (4) Outdoor storage (without the 33 percent limitation), provided it complies with Section 7 below.

DEVELOPMENT STANDARDS (continued on page 2 of 2)

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)
ic	none	none	25 feet	none	25 feet	10 feet	10,000 square feet of gross building floor area per parcel	3 stories
ic	none	none	25 feet	none	25 feet	10 feet	20,000 square feet of gross building floor area per acre. 50,000 square feet of gross building floor area per acre for storage areas within buildings.	3 stories

FOR ADDITIONAL DEVELOPMENT STANDARDS, REFER TO PAGE 2 OF 2

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DEVELOPMENT STANDARDS (continued from page 1 of 2)

or storage is permitted as an accessory use to a permitted principal use (without the 33 percent limitation) if the outdoor storage area is screened with an opaque material (an opaque material may be a fence, wall, or screen). Screenings are as follows: 100 percent along any property line that adjoins an existing residential use; 80 percent along any property line that adjoins any other type of use other than residential use. The determination of the adequacy of the opaque material will be evaluated at the time of permitting.

Properties in the M-1 zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to any zoning district is located on the other side of the local street: R11A, R-1, R-2, R-3, R-4, R-5, MH, MR-1, and RP.

Properties used for use, currently used, or previously used, in open-pit mining operations and/or construction and demolition debris disposal must be secured by a fence, unless the area is determined to be a residential use. The fence must be at least four feet in height with openings that will reject the passage of a seven-inch diameter sphere. The fence must be equipped with a gate which shall be controlled by the land owner or mining company are not present at the site. At every gate or access point, at least one sign must be posted which states, in at least four-inch tall letter, "Danger." "Keep Out." to indicate that there may be hazardous conditions on the premises.

Residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service buildings are limited to a maximum of 10,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 2.1.12, 3.1.6, and 3.1.7 of the Comprehensive Plan for additional requirements. Refer to the Emergency Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc. Refer to the Capacity Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

Planning Area PD Planned Development District.

	PERMITTED USES	
	2. Critical-Area Plans Planned Development - Planning Requirements	3. Accessory Uses
<p>CPA) Planned Development lines for large undeveloped areas. Urban Service Area, and whose uses on the community as a whole. Requirements to coordinate the development consistent with Land Use Ordinance 1 County Comprehensive Plan. Provide a mixture of integrated uses, including light industrial, community center, and other uses that are predominantly self-sufficient on public funding for greater emphasis on pedestrian use. The allocation of uses within the district shall be consistent with the use percentages required for the category until modified by approved Use A, B, or C).</p> <p>Adopted within the Comprehensive Plan, the CPA requirements in the provisions of this district. The CPA may then be adopted to be on the Zoning Map. This zoning district shall be replaced by a Planned Development future land use district prior to subdivision or development of all contiguous lots. In addition, a Planned Development future land use district developed concurrently with the Planned Development Master Plan is not formally adopted as part of the Planned Development Master Plan is or alternatively for a proposed zoning district will be replaced. The PUD district replacing the CPA district shall be consistent with the allowable uses established in the Comprehensive Plan.</p> <p>On 40200 acres may request that</p>	<p>To provide for a more self supporting development pattern that is less oriented to the use of automobiles, the Planned Development Master Plan shall include four different land uses that are integrated with each other and at build-out result in internal capture of at least 20% of the trips generated by the development. The Master Plan shall provide the mix, location and intensities of future land uses. The Master Plan shall be consistent with Section 10-924 of this ordinance. Critical-Area Plans shall establish at least four different land uses consistent with the development patterns established by Land Use Objective 1-7 and specify the location zoning districts to achieve these land uses. New zoning districts shall be established within all or a portion of the CPA PD following the adoption of a Critical-Area Master Plan. The Critical-Area Master Plan shall establish the allowable uses. The zoning districts replacing the CPA PD zoning district shall be consistent with the allowable uses established in the CPA Master Plan. The location of zoning districts shall be consistent with these CPA provisions in the Zoning Code and Comprehensive Plan.</p> <p>Except as noted below, no subdivisions or development are allowed prior to the adoption of zoning districts to implement an adopted Critical-Area Plan, which should be noted in a Comprehensive Plan amendment Planned Development Master Plan.</p> <p>A portion of the district not exceeding either 20% of the district area or 200 acres, whichever is less, may be developed through the PUD process prior to the submittal of a Planned Development Master Plan. This advance portion must include at least two different land uses (excluding public and recreation) unless the applicant can justify the parcel size would not support two uses. In this case, the applicant is still required to develop a mixed use project for the advance portion, but such project may include public or recreation uses. Easements, right of way</p>	<p>Subdivision of a portion of a CPA PD district for sale or donation to a public or quasi-public entity for the purpose of conservation, preservation, or passive resource based recreation use shall not be contingent upon the adoption of a Critical-Area Master Plan and the implementing zoning districts, but shall require local government approval of a management plan in lieu of a site plan for that portion of the CPA PD. Subdivision and development of a portion of the district for sale or donation for schools and/or infrastructure to serve primarily off-site needs shall not, likewise, be contingent upon the adoption of a Master Plan and implementing zoning district, but the subdivision shall be required to follow Type D review process. If the remaining portion of the CPA PD in private ownership is less than 40200 acres following the public or quasi-public acquisition, the CPA requirements shall be waived and replaced with the requirements for Target Planning Areas provisions of this zoning district shall apply to the remaining acreage.</p> <p>Boundary adjustments shall not be allowable between the CPA district and other zoning districts without approval of a CPA.</p> <p>As specified in the Critical-Area Planned Development Master Plan and the implementing PUD or DRI zoning districts.</p>

<p>district. Such requests will be subject to the same requirements set forth in the</p>	<p>and other improvements located throughout may be required to be dedicated in conjunction with this advance development. Any development authorized in advance of the Planned Development Master Plan must be included in the Master Plan.</p> <p>Up to 200 acres of a CPA may be subdivided or developed prior to adoption of a CAP using the provisions of the CPA district. The potential uses shall be those within the zoning districts that implement the development patterns for mixed-use areas and shall be further specified in the Target Area Plan.</p>		
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shall be developed to maximize the use of infrastructure through phasing and development location that fosters compact development. The CPA shall include a capital improvements schedule that is consistent with the development phases. The capital improvements schedule shall include facilities needed to support the development, including roads, sidewalks, bikeways, areas and improvements for ridesharing, lots and mass transit opportunities, water, sewer, and the anticipated date in which the developer will provide the facilities. Locations of future schools needed to support the future resident population of the CPA shall be designated.

The Master Plan shall establish general design standards which will encourage and guide mixed use, integrated development that is pedestrian-friendly. The general design standards shall include, but are not limited to, setbacks, height, street design and access, pedestrian facilities and amenities, parking standards and design, natural areas, landscaping, stormwater accommodation, and property signage.

Residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 1,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12ies-3.1.6. and 3.1.7. of the Comprehensive Plan for additional requirements. The applicant shall contact the Environmental Management Agency (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc. The applicant shall also contact the Public Works Department for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

PERMITTED USES		
2-Target Area Plan -- Planning Requirements		3-Accessory Uses
<p>a) (TPA) District is to establish areas up to 1,000 acres in size re-expected to begin development to Land-Use Objective 6.1.2 of the Plan. Development within this r-integrated uses (i.e., residential, community facilities, open y- self-supporting, rather than for additional infrastructure and m-mobility and transportation</p> <p>e-approved as a Planned Unit UDs must be consistent with the Plan and consistent with the</p> <p>signation is required by the entities between 200 acres to 1,000 of a need to protect the public any property of land a Target up, except for properties zoned rs-of properties that contain less operty be included in the EPA all of the applicable procedural</p>	<p>Four different land uses shall be established by the Target Area Plan consistent with the development patterns established in Land Use Objective 1.7. The TAP and PUD zoning district which implement the plan and development agreement if applicable shall at a minimum establish the following:</p> <p>a) Boundary of area subject to Target Area Plan;</p> <p>b) General depiction of land use configurations;</p> <p>c) Activities permitted in each land use;</p> <p>d) Specific requirements that will adequately protect the natural resources of the area;</p> <p>e) Access requirements that consider the impacts to the surrounding area including canopy roads requires interconnections and is consistent with existing and future transportation corridors;</p> <p>f) Facilities and development requirements to provide for alternative modes of transportation including sidewalks, bikelines, pedestrian amenities, transit stop amenities, and pedestrian friendly urban design;</p> <p>g) Phasing plan to coordinate development with public facility expansions as well as the needed private facility projects to serve the site;</p> <p>h) How the development will reduce transportation demand by allowing for internal capture through a mixture of integrated uses that includes at least three of the following: residential, commercial, office, and industrial;</p>	<p>i) How the development will provide for low and moderate income housing;</p> <p>j) How the development will provide for the active and passive recreational needs of the community; and</p> <p>k) How the unique characteristics of the area including cultural and historic resources and greenways will be addressed.</p> <p>Except as noted below, no subdivisions or development are allowed prior to the adoption of a PUD zoning district to implement an adopted Target Area Plan.</p> <p>Up to 100 acres of a TPA may be subdivided or developed with educational facilities uses prior to the submittal of a Target Area Plan. The Educational Uses shall be designed for integrated auto, pedestrian and bicycle access, shared access, and adequate buffering for the remainder of the TPA.</p> <p>Boundary adjustments shall not be allowable between the TPA zoning district and other zoning districts without approval of a TAP.</p>
<p>veloped to maximize the use of infrastructure through phasing and development location that fosters compact development. The TPA shall include a capital improvements schedule that is consistent e. The capital improvements schedule shall include facilities needed to support the development including roads, sidewalks, bikelines, areas and improvements for rideshare lots and mass transit imities, water, sewer, and the anticipated date in which the developer will provide the facilities. Locations of future schools needed to support the future resident population of the TPA shall also be</p>		
<p>hall establish design standards which will be incorporated in the PUD that encourage mixed integrated development that is pedestrian friendly. The design standards shall include, but not be limited backs, height, street access, pedestrian facilities and amenities, natural areas, landscaped areas or plazas, stormwater accommodation, parking location, and signage.</p>		

residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a t or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6, and 3.1.7, of the Comprehensive Plan for additional requirements.
 et (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
 dinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

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Bradfordville Commerical-Auto Oriented District

	PERMITTED USES		
	2. Principal Uses	3. Accessory Uses	
<p>in areas designated Bradfordville of the Comprehensive Plan and the Bradfordville Overlay District. The intent of the Bradfordville Study Area Goals, Comprehensive Plan preserving the Study Area through a mixture of residential communities. More provide a location for services, and nonresidential developments. be a continuous and efficient</p> <p>in the BC-I district are to regress to collector and arterial traffic circulation of the general</p> <p>to meet the need for additional use of existing single use sites to single use sites and/or facilities are encouraged in the it is prohibited in viable</p>	<p>(1) Antique shops. (2) Automotive-retail, parts, accessories, tires, etc. (3) Automotive service and repair, including car wash. (4) Bait and tackle shops. (5) Banks and other financial institutions (with and without drive through facilities). (6) Camera and photographic stores. (7) Cocktail lounges and bars. (8) Commercial art and graphic design. (9) Commercial printing. (10) Community facilities, including libraries, religious facilities, and police/fire stations. Elementary, middle, and high schools are prohibited. Other community facilities may be allowed in accordance with section 10-6.806 of these regulations. (11) Day care centers. (12) Gift, novelty, and souvenir stores. (13) Indoor amusements (bowling, billiards, skating, etc.). (14) Indoor theaters (including amphitheaters). (15) Laundromats, laundry and dry-cleaning pick up stations. (16) Mailing services. (17) Medical and dental offices, services, laboratories, and clinics. Mortuaries. (18) Motor vehicle fuel sales. (19) Museum and art galleries. (20) Non-medical offices and services, including business and government offices and services. (21) Nursing homes and residential care facilities. (22) Off-street parking facilities. (23) Outdoor amusements (golf courses, batting cages, driving ranges, etc.) (24) Passive recreational facilities. (25) Pawnshops.</p>	<p>(26) Personal services (barber shops, fitness clubs, etc.). (27) Pest control services. (28) Rental and sales of <u>dvds</u>, video tapes and games. (29) Rental of tools, small equipment, or party supplies. (30) Repair services, non-automotive. (31) Restaurants, with or without drive-in facilities. (32) Retail bakeries. (33) Retail caskets and tombstones. (34) Retail computer, video, record, and other electronics. (35) Retail department, apparel, and accessory stores. (36) Retail drug store. (37) Retail florist. (38) Retail food and grocery. (39) Retail furniture, home appliances and accessories. (40) Retail home/garden supply, hardware and nurseries. (41) Retail jewelry stores. (42) Retail needlework and instruction. (43) Retail newsstand, books, greeting cards. (44) Retail office supplies. (45) Retail optical and medical supplies. (46) Retail pet stores. (47) Retail picture framing. (48) Retail sporting goods, toy stores. (49) Retail trophy stores. (50) Self-moving operation. (51) Shoes, luggage, and leather products. (52) Sign shops. (53) Social, fraternal and recreational clubs and lodges, including assembly halls. (54) Studios for photography, music, art, drama, voice. (55) Tailoring. (56) Tobacco stores and stands. (57) 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. (58) Residential, office and mixed-use development in the Bradfordville Commercial Area Overlay District that complies with the provisions of section 10-6.677.</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.</p> <p>(2.) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</p>

DEVELOPMENT STANDARDS

5. Minimum Lot or Site Size			6. Minimum Building Setbacks				7. Maximum Building Restrictions	
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, gross leasable building area (excluding building floor area used for parking)	b. Building Height (excluding stories used for parking)
one	None	None	20 feet	15 feet	25 feet	10 feet	8,500 sq ft of commercial floor area per acre and not more than 12,750 square feet of total floor area per acre. Each parcel shall not exceed 80,000 square feet of total building area.	2 stories

of a conflict with the provisions of other ordinances or regulations, the most strict provisions shall apply):

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 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 temporary access without compensation upon opening of access to an alternative roadway.

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 to all properties. All new developments proposing subdivision shall have shared access for every two parcels created.

Driveway 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 end 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

Properties in the BC-1 zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to highway 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.

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 landscaped areas shall be designed by a registered landscape architect as per Section 481 of the Florida Statutes.

Properties fronting arterial roads shall provide and maintain a thirty (30) foot wide landscape area immediately adjoining the arterial road. All vegetation within the thirty (30) foot wide landscaped area shall be preserved. This landscape area shall be planted with canopy trees with at least 1 tree for each 200 square feet of landscape area. Creative design and spacing is encouraged. The landscape area shall be landscaped pursuant to section 8 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 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 shall be maintained in accordance with section 10-4.349(b) toward meeting the tree planting requirement. Management of the existing trees within the 30 (thirty) feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs, fertilization, pest control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.

ng: All properties fronting collector and local roads shall provide and maintain a twenty (20) foot wide landscape area immediately adjoining the collector or local road. All vegetation within the required landscape area 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 entrance and the street). This landscape area shall be planted with canopy trees with at least 1 tree for each 200 square feet of landscape area. Creative design and spacing is encouraged. The landscape area may be crossed by driveways. A 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. Signs in accordance with section 14 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 section 10-4.349(b) toward meeting the tree planting requirement. Management of the existing trees within the twenty (20) feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25% 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.

Driveway access to local roads/access ways shall be planted with canopy trees at a standard of 1 canopy tree per 200 SF of landscaped area. Credit shall be given for existing vegetation within the required landscaped area. Creative design and spacing is encouraged.

DEVELOPMENT STANDARDS (continued on page 2 of 3)

DEVELOPMENT STANDARDS (continued from page 2 of 3)

s 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 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, architectural features. Canopy tree cover for the parking area shall be provided so as to attain a minimum of 60% plan view shading within ten (10) years of planting date. At grade parking areas minimum ration of 400 SF per 5,000 SF 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 d 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 SF. all have a depth of 3 FT of good planting soil. Planting areas shall be mounded a minimum of 12 inches above the top of curb.

all incorporate tree grates or other surfacing so as to not impede the flow of pedestrian traffic.

and uses shall meet the requirements of section 10-7.522 of the Land Development Code.

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 area shall encompass significant, naturally occurring vegetation areas or other significant environmental features.

ill 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 uraged 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. oposed and visible from a public roadway/access way, such fencing shall be architecturally compatible with the principle structure.

esigned 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 l within the BC-1 district shall conform to the following minimum guidelines:

reet frontage is permitted. A wall mounted sign shall not exceed 10% of the area of the tenant wall area on which it is mounted. Wall signs for multiple tenant commercial buildings shall be re wall sign for multiple tenant office land uses shall be allowed.

is. Flashing signs or signs in motion are permitted.

inimum of 10 feet from the right-of-way line.

ty) 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.

l 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 aqaque 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:

are feet. Maximum Height: 25 feet

100 square feet. Maximum Height: 20 feet

num area: 36 square feet. Maximum Height: 8 feet

l be allowed to construct 50 percent of all parking required by the Land Development Code in front of the proposed building/structure and/or adjacent to a public roadway. Additional parking, above or rear of the proposed building/structure that is not fronting a public or private roadway or access way.

oad shall be allowed to construct a single parking aisle between the proposed building and the collector and/or local road.

l 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.

be spaced no more than thirty (30) feet apart, and shall not exceed ten (10) feet in height.

num of fifty (50) feet apart and shall not exceed twenty (20) feet in height.

feet above ground) adjacent to residential areas shall not exceed, 5 foot-candles.

t forth in this section shall be subject to the provisions of Division 3 of the Land Development Code.

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 in County Land Development Code: Subsections 4, 6, 7, 8, 9, 11(a), 11(c), and 12.

le, non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area per to Sanitary Sewer Policies 3.4.6, and 3.4.7 2.1.12. of the Comprehensive Plan for additional requirements. Emergency Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc. Attachment Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

Ile Commerical-Pedestrian Oriented District.

		PERMITTED USES	
		2. Principal Uses	3. Accessory Uses
<p>n areas designated Bradfordville of the Comprehensive Plan and e Overlay District. The intent of Bradfordville Study Area Goals, Comprehensive Plan preserving the Study Area through a mixture of residential communities. More provide a location for areas of commercial services for the tended to encourage residential commercial development. The ing and utilization of on-street hhibited in the BC-2 district. velling units per acre.</p>	<p>(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. Elementary and 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. (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 <u>dvds</u>, video tapes and games. (17) Repair services, non-automotive. (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.</p>	<p>(23) Retail drug store. (24) Retail florist. (25) Retail food and grocery. (26) Retail furniture, home appliances, accessories (27) Retail home/garden supply, hardware, and nurseries without outside storage or display. (28) Retail jewelry stores. (29) Retail 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. (39) Residential, office and mixed-use development in the Bradfordville Commercial Area Overlay District that complies with the provisions of section 10-6.677.</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>th in for the BC-2 district are d egress to collector and arterial ife traffic flow of the general</p>			
<p>onstrate the need for additional use of existing single use sites uses to single use sites and/or g facilities are encouraged in the istrict are prohibited in viable</p>			

DEVELOPMENT STANDARDS

5. Minimum Lot or Site Size			6. Minimum Building Setbacks				7. Maximum Building Restrictions	
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, gross leasable building area (excluding building floor area used for parking)	b. Building Height (excluding stories used for parking)
None	None	None	None (5 feet maximum)	None	None	30 feet	8,500 sq ft of commercial floor area per acre and not more than 17,000 square feet of total floor area per acre. Each parcel shall not exceed 80,000 square feet of total building area.	2 stories

if a conflict with the provisions of other ordinances or regulations, the most strict provisions shall apply):

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 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 temporary access without compensation upon opening of access to an alternative roadway.

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 access to all properties. All new developments proposing subdivision shall have shared access for every two parcels created.

Driveway 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 driveway at 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 study.

Driveway access to 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 non-residential traffic, vehicular access to properties in 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.

In addition 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 designed and constructed as per Section 481 of the Florida Statutes.

Properties fronting arterial roads shall provide and maintain a thirty (30) foot wide landscape area immediately adjoining the arterial road. All vegetation within the thirty (30) foot wide landscaped area of all be preserved. This landscape area shall be planted with canopy trees with at least 1 tree for each 200 square feet of landscape area. Creative design and spacing is encouraged. The landscape area shall be pursuant to section 8 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 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 shall be managed in accordance with section 10-4.349(b) toward meeting the tree planting requirement. Management of the existing trees within the 30 (thirty) feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25% 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.

Properties fronting collector and local roads shall provide and maintain a twenty (20) foot wide landscape area immediately adjoining the collector road. All vegetation within the twenty (20) foot wide landscaped area 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 landscaped area shall be planted with canopy trees with at least 1 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 and interconnections to sidewalks. Sidewalks are not permitted within the landscaped area except for interconnections to sidewalks. Signs in accordance with section 14 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 section 10-4.349(b) toward meeting the tree planting requirement. Management of the existing trees within the twenty (20) feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25% 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.

DEVELOPMENT STANDARDS (continued from page 2 of 4)

ing: All properties fronting a local road and every access way shall provide 1 canopy tree for every 15 linear feet of local road frontage and/or access way.

areas shall contain a minimum of 200 SF of landscaped area. Creative design and spacing is encouraged.

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 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, architectural features. Canopy tree cover for the parking area shall be provided so as to attain a minimum of 60% plan view shading within ten (10) years of planting date. At grade parking grade minimum ratio of 400 SF per 5,000 SF 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 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 SF, shall have a depth of 3 FT of good planting soil. Planting areas shall be mounded a minimum of 12 inches above the top of curb.

all incorporate tree grates or other surfacing so as to not impede the flow of pedestrian traffic.

land uses shall meet the requirements of section 10-7.522 of the Land Development Code.

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 area shall encompass significant, naturally occurring vegetation areas or other significant environmental features.

l 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 graded 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. proposed and visible from a public roadway/access way, such fencing shall be architecturally compatible with the principle structure.

esigned 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 J within the BC-1 district shall conform to the following minimum guidelines:

street frontage is permitted. A wall mounted sign shall not exceed 10% of the area of the tenant wall area on which it is mounted. Wall signs for multiple tenant commercial buildings shall be

is, flashing signs or signs in motion are permitted.

imum of 10 feet from the right-of-way line.

ty) 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.

l 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 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:

are feet, Maximum Height: 25 feet

100 square feet, Maximum Height: 20 feet

um area: 36 square feet, Maximum Height: 8 feet

1 buildings fronting a local street and/or access way.

l 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.

be spaced no more than thirty (30) feet apart, and shall not exceed ten (10) feet in height.

imum of fifty (50) feet apart and shall not exceed twenty (20) feet in height.

feet above ground) adjacent to residential areas shall not exceed 5 foot-candles.

20
20

DEVELOPMENT STANDARDS (continued from page 3 of 4)

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

to 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 permitted in County Land Development Code: Subsections 4, 6, 7, 8, 9, 11(a), and 12.

For all **single-family, non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area.** Refer to Sanitary Sewer Policies 3-1-6 and 3-1-72.1.12. of the Comprehensive Plan for additional requirements. Refer to the Emergency Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc. Refer to the Capacity Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

le Commerical Services.

		PERMITTED USES	
		2. Principal Uses	3. Accessory Uses
<p>n areas designated <u>Bradfordville</u> of the Comprehensive Plan and e Overlay District. The intent of adfordville Study Area Goals. ehensive Plan preserving the tudy Area through a mixture of t residential communities. More provide a location for non-retail 1-retail uses include, but are not use activities.</p> <p>rth in for the BCS district are s and regress to collector and a and safe traffic flow of the</p> <p>nstrate the need for additional reuse of existing single use sites / uses to single use sites and/or ing facilities are encouraged in district are prohibited in viable</p>	<p>(1.) Armored truck services. (2.) Automotive service and repair, including car wash. (3.) Broadcasting studios. (4.) Building contractors and related services. (5.) Cemeteries. (6.) Commercial kennels (enclosed) (7.) Communications and utilities. (8.) Community services may be allowed in accordance with section 10-6.806 of these regulations. (9.) Crematoriums. (10.) Daycare facilities. (11.) Dry cleaning plants. (12.) Golf courses. (13.) Gun firing ranges (indoor). (14.) Laboratories, research and development activities. (15.) <i>Lawn and tree removal services.</i> (16.) Mortuaries. (17.) Non-medical offices and services, including business and government offices and services.</p>	<p>(18.) Passive and active recreational activities. (19.) Pest control services. (20.) Rental of tools, small equipment, or party supplies. (21.) Repair services, non-automotive. (22.) Retail and wholesale nurseries. (23.) Self moving operation. (24.) Sign Shops. (25.) Social, fraternal, and recreational clubs and lodges, including assembly halls. (26.) Towing, wrecking, and recovery services. (27.) Veterinary services. (28.) Warehouses, mini-warehouses, or self-storage facilities. (29.) Welding and machine shops. (30.) Wholesale building supplies. (31.) 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. (32.) Residential, office and mixed-use development in the Bradfordville Commercial Area Overlay District that complies with the provisions of section 10-6.677.</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.</p> <p>(2.) <i>Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</i></p>

DEVELOPMENT STANDARDS								
5. Minimum Lot or Site Size			6. Minimum Building Setbacks				7. Maximum Building Restrictions	
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, gross leasable building area (excluding building floor area used for parking)	b. Building Height (excluding stories used for parking)
one	None	None	20 feet	15 feet	25 feet	10 feet	Gross floor area shall not exceed 8,500 square feet per acre, except for buildings or portions thereof which are used for storage which may not exceed 17,000 square feet per acre. No building shall exceed 10,000 square feet.	2 stories

DEVELOPMENT STANDARDS (continued on page 2 of 3)

DEVELOPMENT STANDARDS (continued from page 1 of 3)

of a conflict with the provisions of other ordinances or regulations, the most strict provisions shall apply):

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 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 access without compensation upon opening of access to an alternative roadway.

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

Driveway 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 driveway at 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

Driveway access to properties in the BCS zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a driveway in BCS 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.

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 landscaped areas shall be designed as per Section 481 of the Florida Statutes.

Properties fronting arterial roads shall provide and maintain a thirty (30) foot wide landscape area immediately adjoining the arterial road. All vegetation within the thirty (30) foot wide landscaped area of all shall be preserved. This landscape area shall be planted with canopy trees with at least 1 tree for each 200 square feet of landscape area. Creative design and spacing is encouraged. The landscape area pursuant to section 8 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 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 shall be maintained in accordance with 10-4.349(b) toward meeting the tree planting requirement. Management of the existing trees within the 30 (thirty) feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25% 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.

All properties fronting collector and local roads shall provide and maintain a twenty (20) foot wide landscape area immediately adjoining the collector or local road. All vegetation within the twenty (20) foot wide landscaped area 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 the street). This landscape area shall be planted with canopy trees with at least 1 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 8 above. Sidewalks are not permitted within the landscaped area except for interconnections to sidewalks fronting public roadways. Signs in accordance with section 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 Section 10-4.349(b) toward meeting the tree planting requirement. Management of the existing trees within the twenty (20) feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25% 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.

Driveway access ways shall be planted with canopy trees at a standard of 1 canopy tree per 200 SF of landscape area. Credit shall be given for existing vegetation within the required landscaped areas. Creative design and spacing is encouraged.

Driveway access ways shall be buffered from view from public streets and for access ways through the use of vegetation and/or topography or other manmade structures so long as such structures are architecturally compatible with the surrounding area. 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 color, and changes in texture. Canopy tree cover for the parking area shall be provided so as to attain a minimum of 60% plan view shading within ten (10) years of planting date. At grade parking material changes, changes in color, and changes in texture shall be provided so as to attain a minimum of 60% plan view shading within ten (10) years of planting date. At grade parking grade shall include interior landscaped areas. Interior landscaped areas shall be 30 SF 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 driveway. Existing vegetation shall be incorporated into the landscaped areas to the greatest extent possible. Planting areas shall have a minimum area of 400 SF, with a minimum dimension of 10 FT and shall be mounded a minimum of 12 inches above the top of curb.

All driveways shall be paved with asphalt or concrete and shall not impede the flow of pedestrian traffic.

DEVELOPMENT STANDARDS (continued on page 3 of 3)

DEVELOPMENT STANDARDS (continued from page 2 of 3)

and uses shall meet the requirements of section 10-7.522 of the Land Development Code.

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. All landscaped areas shall encompass significant, naturally occurring vegetation areas or other significant environmental features.

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 parking areas shall be graded 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. Fencing proposed and visible from a public roadway/access way, such fencing shall be architecturally compatible with the principle structure.

signed 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 sign within the BCS district shall conform to the following minimum guidelines:

Street frontage is permitted. A wall mounted sign shall not exceed 10% of the area of the tenant wall area on which it is mounted. Wall signs for multiple tenant commercial buildings shall be uniformly

is, flashing signs or signs in motion are permitted.

Minimum of 10 feet from the right-of-way line.

(Maximum of 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.

Signs 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 painted to control glare. Freestanding signs are sized proportional to the type of roadway to which they are adjacent. Allowable size restrictions are as follows:

Signs less than 100 square feet. Maximum Height: 25 feet

Signs 100 square feet. Maximum Height: 20 feet

Signs greater than 100 square feet. Maximum Height: 8 feet

be allowed to construct 50 percent of all parking required by the Land Development Code in front of the proposed building/structure and/or adjacent to a public roadway. Additional parking, above and below the proposed building/structure that is not fronting a public or private roadway or access way.

On a residential street, a driveway shall be allowed to construct a single parking aisle between the proposed building and the collector and/or local road.

Lighting shall be provided by incandescent, fluorescent, or LED 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.

Lighting shall be spaced no more than thirty (30) feet apart, and shall not exceed ten (10) feet in height.

Lighting shall be spaced a maximum of fifty (50) feet apart and shall not exceed twenty (20) feet in height.

Lighting shall be spaced a maximum of fifty (50) feet above ground adjacent to residential areas shall not exceed 5 foot-candles.

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

Standards 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 in writing to the County Engineer. Land Development Code: Subsections 4, 6, 7, 8, 9, 11(a), 11(c), and 12.

For residential development, the minimum lot size shall be 0.50 acre and non-residential development is limited to a maximum of 2,500 square feet of building area. Community development shall be limited to a maximum of 5,000 square feet of building area of a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6, and 3.1.7, 1.12, of the Comprehensive Plan for additional requirements. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc. Refer to the Capacity Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

Office Residential district.

PERMITTED USES			
	2. Principal Uses		3. Accessory Uses
	<p>in areas designated <u>Bradfordville</u> of the Comprehensive Plan and <u>Overlay District</u>. The intent of <u>Bradfordville Study Area Goals</u>, Comprehensive Plan preserving the <u>Study Area</u> through a mixture of <u>residential communities</u>. More to be located in areas where <u>aged to locate</u> in close proximity <u>district</u> are intended to provide <u>urther encourage</u> this mixing of <u>ing types</u>, compatible non-retail <u>community facilities</u> related to <u>community services</u>, and light <u>R district</u>. The maximum gross <u>ment in the BOR district</u> is 8</p> <p>th in for the BOR district are <u>d egress to collector and arterial</u> traffic circulation of the general</p> <p>nstrate the need for additional <u>reuse of existing single use sites</u> <u>uses to single use sites and/or</u> <u>g facilities</u> are encouraged in the <u>istrict</u> are prohibited in viable</p>	<p>(1) Bed and breakfast inns up to a maximum of 6 rooms.</p> <p>(2) Broadcasting studios.</p> <p>(3) Community facilities related to office or residential facilities, including libraries, religious facilities, police/fire stations, and elementary and middle schools. Vocational schools are prohibited. Other community facilities may be allowed in accordance with section 10-6.806 of these regulations.</p> <p>(4) Day care centers.</p> <p>(5) Medical and dental offices and services, laboratories, and clinics.</p> <p>(6) Mini-Warehouses (See Subsection 16)</p> <p>(7) Non-Medical offices and services, including business and government offices and services.</p>	<p>(8) Nursing homes and other residential care facilities.</p> <p>(9) Passive and active recreational facilities.</p> <p>(10) Personal services.</p> <p>(11) Single-family attached dwellings.</p> <p>(12) Single-family detached dwellings.</p> <p>(13) Studios for photography, music, art, dance, drama, and voice.</p> <p>(14) Two-family dwellings.</p> <p>(15) Veterinary services, including veterinary hospitals.</p> <p>(16) Residential, office and mixed-use development in the <u>Bradfordville Commercial Area Overlay District</u> that complies with the provisions of section 10-6.677.</p>

DEVELOPMENT STANDARDS

5. Minimum Lot or Site Size			6. Minimum Building Setbacks				7. 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, gross leasable building area (excluding building floor area used for parking)	b. Building Height (excluding stories used for parking)
10,000 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
15,500 square feet	70 feet	100 feet	20 feet	same as single-family above	20 feet	25 feet	not applicable	3 stories
15,500 square feet end unit; 2,400 square feet interior lot	37.5 feet end unit; 25 feet interior lot	80 feet	20 feet	none	20 feet	25 feet	maximum length: 8 units	3 stories
15,000 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

if a conflict with the provisions of other ordinances or regulations, the most strict provisions shall apply):

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 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 to close the temporary access without compensation upon opening of access to an alternative roadway.

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

Driveway 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 30 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 study.

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 non-residential traffic, vehicular access to commercial 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.

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 architect as per Section 481 of the Florida Statutes.

DEVELOPMENT STANDARDS (continued from page 2 of 4)

ties fronting arterial roads shall provide and maintain a thirty (30) foot wide landscape area immediately adjoining the arterial road. All vegetation within the thirty (30) foot wide landscaped area of shall be preserved. This landscape area shall be planted with canopy trees with at least 1 tree for each 200 square feet of landscape area. Creative design and spacing is encouraged. The landscape area pursuant to section 8 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 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 in 10-4.349(b) toward meeting the tree planting requirement. Management of the existing trees within the 30 (thirty) feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs fertilization, pest control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.

All properties fronting collector and local roads shall provide and maintain a twenty (20) foot wide landscape area immediately adjoining the collector or local road. All vegetation within the road condition 4 (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 road and the property). This landscape area shall be planted with canopy trees with at least 1 tree for each 200 square feet of landscape area. Creative design and spacing is encouraged. The landscape area may be crossed by driveways and access ways. A compensatory area shall be added equal to the area of the driveway within the required landscape area, but shall not reduce the tree planting requirement. Existing healthy trees in the landscape area may be counted as prescribed in section 10-4.349(b) toward meeting the tree planting requirement. Management of the existing trees within the twenty (20) feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25% of the green mass of the tree, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.

Roadways/access ways shall be planted with canopy trees at a standard of 1 canopy tree per 200 SF of landscaped area. Credit shall be given for existing vegetation within the required landscaped area. Creative design and spacing is encouraged.

Landscaped 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 pleasing and do not create 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. Architectural features. Canopy tree cover for the parking area shall be provided so as to attain a minimum of 60% plan view shading within ten (10) years of planting date. At grade parking areas shall have a minimum ratio of 400 SF per 5,000 SF 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 adjacent to 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 SF. All planting areas shall have a depth of 3 FT of good planting soil. Planting areas shall be mounded a minimum of 12 inches above the top of curb.

Planting areas shall incorporate tree grates or other surfacing so as to not impale the flow of pedestrian traffic. All planting areas shall meet the requirements of section 10-7.522 of the Land Development Code.

Development 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 local government. The natural area shall encompass significant, naturally occurring vegetation areas or other significant environmental features.

Development 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 landscaping shall 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. Fencing shall be proposed and visible from a public roadway/access way, such fencing shall be architecturally compatible with the principle structure. Facilities are visible from public roadways/access ways. Where fencing is proposed and visible from a public roadway/access way, such fencing shall be architecturally compatible with the principle structure.

Development 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 sign shall be placed within the BOR district shall conform to the following minimum guidelines:

Signage shall be placed on the street frontage is permitted. A wall mounted sign shall not exceed 10% of the area of the tenant wall area on which it is mounted. Wall signs for multiple tenant commercial buildings shall be placed on the exterior wall. One wall sign for multiple tenant office land uses shall be allowed. Flashing signs or signs in motion are permitted.

Signage shall be placed a minimum of 10 feet from the right-of-way line.

DEVELOPMENT STANDARDS (continued on page 4 of 4)

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DEVELOPMENT STANDARDS (continued from page 3 of 4)

ty) 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.
l 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 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:
are feet, Maximum Height: 25 feet
100 square feet, Maximum Height: 20 feet
num area: 36 square feet, Maximum Height: 8 feet
Y-street parking facilities associated with permitted principal non-residential uses in the OR-1 zoning districts must comply with the following requirements:
st. Rear and Side-Interior: 10 feet et (none if driveway is shared) Rear and Side-Interior: 4 feet (none if driveway is shared) a front yard between a building and the street. m the building is 4 feet uilding shall be screened from the required front yard and side corner lot areas by evergreen landscaping at least 4 feet in height. ear and interior side property lines by a combination of a 6 feet high opaque fence or wall and landscape plant material. t shall be the narrowest possible width to ensure appropriate safety standards, as determined by the County Administrator or designee.
l 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. be spaced no more than thirty (30) feet apart, and shall not exceed ten (10) feet in height. mum of fifty (50) feet apart and shall not exceed twenty (20) feet in height. feet above ground) adjacent to residential areas shall not exceed. 5 foot-candles.
t forth in this section shall be subject to the provisions of Division 3 of the Land Development Code.
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 n County Land Development Code: Subsections 4, 5, 16, 7, 8, 9, 11(a), 11(c), and 12.
-warehouse Land Uses: developed in accordance with standards as set forth in section 10-6.675 (BCS district). ined 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

le, non-residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community m of 5,000 square feet of building area of a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies ~~3.1.6~~ and ~~3.1.7~~ 1.12 of the Comprehensive Plan for additional requirements. ent Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc. t Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

SECTION 4. Conflicts. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict, as of the effective date of this Ordinance, except to the extent of any conflicts with the Tallahassee-Leon County Comprehensive Plan, as amended, which provisions shall prevail over any parts of this Ordinance which are inconsistent, either in whole or in part, with the Comprehensive Plan.

SECTION 5. Severability. If any section, subsection, sentence, clause, phrase or portion of this article is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 6. Effective date. This ordinance shall be effective according to law.

DULY PASSED AND ADOPTED BY the Board of County Commissioners of Leon County, Florida, this ____ day of _____, 2009.

LEON COUNTY, FLORIDA

BY: _____
BRYAN DESLOGE, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

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

BY: _____

APPROVED AS TO FORM:
LEON COUNTY ATTORNEY'S OFFICE

BY: _____
HERBERT W.A. THIELE, ESQ.
COUNTY ATTORNEY