ORDINANCE NO. 15- _____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING THE BRADFORDVILLE SECTOR PLAN, ADOPTED BY ORDINANCE 00-31; AMENDING CHAPTER 10, THE LAND DEVELOPMENT CODE, OF THE CODE OF LAWS OF LEON COUNTY, FLORIDA; AMENDING SECTION 10-6.673, BRADFORDVILLE COMMERCIAL-AUTO ORIENTED DISTRICT; AMENDING SECTION 10-6.674, BRADFORDVILLE COMMERCIAL-PEDESTRIAN ORIENTED DISTRICT; AMENDING SECTION 10-6.675, BRADFORDVILLE COMMERCIAL SERVICES DISTRICT; AMENDING SECTION 10-6.676, BRADFORDVILLE OFFICE RESIDENTIAL DISTRICT; REPEALING SECTION 10-6.677, BRADFORDVILLE COMMERCIAL OVERLAY DISTRICT; AMENDING SECTION 10-6.680, BRADFORDVILLE MIXED USE OVERLAY DISTRICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on July 11, 2000, the Leon County Board of County Commissioners ("Board") adopted Ordinance 00-31, relating to the Bradfordville Study Area; and,

WHEREAS, in Ordinance 00-31, the Board amended Chapter 10 of the Leon County Code of Laws, by adopting new sections, the Bradfordville Commercial Overlay District and the Bradfordville Mixed Use Overlay District; and,

WHEREAS, in Ordinance 00-31, the Board adopted the Bradfordville Sector Plan, which was attached as Exhibit "A" to Ordinance 00-31 and incorporated therein by reference; and,

WHEREAS, the Board desires to amend the Bradfordville Sector Plan relating to the Bradfordville Commercial Center and update the plan horizon; and,

WHEREAS, the implementing regulations for the Bradfordville Sector Plan are located in Chapter 10 of the Leon County Code of Laws; and,

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

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

SECTION 1. The Bradfordville Sector Plan is hereby amended by creating a new section, Section 5 entitled "2015-2030 Sector Plan Horizon", to establish new plan recommendations for the next 15 year period attached hereto as Exhibit "A". A new Commercial Center Future Development Concept map "Figure 14" will also be created to supersede Figure 12 and to establish a Bradfordville Commercial Center District designation for those properties within the BC-1, BC-2, BCS and BOR zoning designations, attached hereto as Exhibit "B" and incorporated by reference herein.

SECTION 2. Section 10-6.673 of Article VI of Chapter 10 of the Code of Laws of Leon County, Florida, entitled "Bradfordville Commercial Auto-Oriented District" is hereby amended as follows:

Sec. 10-6.673. BC-1 Bradfordville Commercial ~~Auto~~ Auto-Oriented ~~d~~District.

	PERMITTED USES		
1. District Intent	2. Principal Uses		3. Accessory Uses
The BC-1 district is intended to be located in areas designated Bradfordville Mixed Use in the Future Land Use Map of the Comprehensive Plan and shall apply to lands within the Bradfordville ~~Overlay~~ Commercial Center District. The intent of the BC-1 district is to implement the Bradfordville Study Area Goals. Objectives and Policies of the Comprehensive Plan preserving the residential character of the Bradfordville Study Area through a mixture of uses at a compatible scale with the adjacent residential communities. More specifically, the BC-1 district is intended to provide a location for services, with primary emphasis on vehicular oriented nonresidential developments. However, the BC-1 district shall provide a continuous and efficient pedestrian circulation pattern. The access management standards set forth in for the BC-1 district are intended to minimize and control ingress and egress to collector and arterial roadways and to promote safe and efficient traffic circulation of the general traveling public. Increases in land zoned BC-1 shall demonstrate the need for additional services for the Bradfordville Study Area. Reuse of existing single use sites for multiple use developments, adding new uses to single use sites and/or multiple use developments that share parking facilities are encouraged in the BC-1 district. Expansions of the BC-1 district are prohibited in viable residential areas.	(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	(26) Personal services (barber shops, fitness clubs, etc.). (27) Pest control services. (28) Rental and sales of dvds, 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	(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.

	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.	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.~~ single-family attached (townhomes), range of 6 du/ac to 12 du/ac.	

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DEVELOPMENT STANDARDS										
	~~4. Lot Coverage~~	**~~5~~4. Minimum Lot or Site Size**			**~~6~~5. Minimum Building Setbacks**				**~~7~~6. Maximum Building Restrictions**	
Use Category	**~~Maximum Percent of Impervious Area~~**	**a. Lot or Site Area**	**b. Lot Width**	**c. Lot Depth**	**a. Front**	**b. Side-Interior Lot**	**c. Side-Corner Lot**	**d. Rear**	**a. Building Size (excluding gross building floor area used for parking)**	**b. Building Height (excluding stories used for parking)**
Any Permitted Principal and Special Exception Use	~~40% of total site area~~	none	none	none	20 feet	15 feet	25 feet	10 feet	~~8,500~~ 17,000 square feet 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.~~ No single use tenant shall exceed 10,000 gross square feet.	~~2 stories~~ 30 feet (within Lake McBride Overlay District; otherwise, 3 stories.

~~8~~7. Access Management Criteria (In case of a conflict with the provisions of other ordinances or regulations, the most strict provisions shall apply):

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

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

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

~~9~~8. Street Vehicular Access Restrictions: 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 nonresidential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5,

MH, MR-1, R, and RP.

~~10~~9. Landscape Standards:
Development within the BC-1 shall be subject to the landscape requirements of this section in addition to those requirements of the Environmental Management Act (EMA). Where standards conflict, the stricter of the two shall apply. All landscape plans shall be prepared by a registered landscape architect as per F.S. § 481.

(a.) Arterial Road Landscaping: All properties fronting arterial roads shall provide and maintain a 30 foot wide landscape area immediately adjoining the arterial road. All vegetation within the 30 foot wide landscaped area of good condition four inches and larger shall be preserved. This landscape area shall be planted with canopy trees with at least one tree for each 200 square feet of landscape area. Creative design and spacing is encouraged. The landscape area may be crossed by driveways permitted pursuant to section ~~8~~7. above, but compensatory area shall be added, equal to the area of the driveway, adjacent to the required landscape area. Sidewalks are not permitted within the landscaped area except for interconnections to sidewalks fronting public roadways. Signs in accordance with section 13. below may be located within the landscape area, but shall not reduce the tree planting requirement. Existing healthy trees in the landscape area may be counted as prescribed in subsection 10-4.349(b) toward meeting the tree planting requirement. Management of the existing trees within the 30 feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25 percent of the green mass of the tree, fertilization, pest control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.

(b.) Collector and Local Road Landscaping: All properties fronting collector and local roads shall provide and maintain a 20 foot wide landscape area immediately adjoining the collector or local road. All vegetation within the 20 foot wide landscaped area of good condition four inches and larger shall be preserved (This provision shall not apply where a primary entrance is oriented toward the street and there is no vehicular use area between the building and roadway). This landscape area shall be planted with canopy trees with at least one tree for each 200 square feet of landscape area. Creative design and spacing is encouraged. The landscape area may be crossed by driveways permitted pursuant to section ~~8~~7. above, but compensatory area shall be added equal to the area of the driveway within the required landscape area. Sidewalks are not permitted within the landscaped area except for interconnections to sidewalks fronting public roadways. Signs in accordance with section ~~14~~ 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 ~~10-26-1(b)~~ 10-4.349(b) toward meeting the tree planting requirement. Management of the existing trees within the 20 feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25 percent of the green mass of the tree, fertilization, pest control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.

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

(d.) Parking areas—All vehicular use areas shall be buffered from view from public streets and/or access ways through the use of vegetation and/or topography or other manmade structures so long as such structures are architecturally compatible with the principle structure. All manmade visual buffers greater than 20 feet in unbroken length shall be designed to provide interesting visual effects and reduce apparent mass though the use of vegetation and plane projections, material changes, changes in scale or other architectural features. Canopy tree cover for the parking area shall be provided so as to attain a minimum of 60 percent plan view shading within ten (10) years of planting date. At grade parking areas shall include interior landscaped areas at a 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 between the proposed vehicular use area and the public right-of-way and/or access way. Existing vegetation shall be incorporated into the landscaped areas to the greatest extent possible. Planting areas shall have a minimum area of 400 SF. with a minimum dimension of 10 FT and 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.~~

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

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

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

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

geometrics, gently sloping edges, landscaping and paving materials, and should be placed so as to be focal design amenities.
~~11~~10. Signs: All signs within the BC-1 district shall be designed in accordance with the current locally adopted building code. Where conflict between standards of this district and other rules or regulations occur, the stricter of the two shall apply. A uniform sign design for the parcels included within the BC-1 district shall conform to the following minimum guidelines:
(a.) One wall mounted sign per tenant per street frontage is permitted. A wall mounted sign shall not exceed ten percent of the area of the tenant wall area on which it is mounted. Wall signs for multiple tenant commercial buildings shall be uniformly designed and placed. Only one wall sign for multiple tenant office land uses shall be allowed.
(b.) No roof signs, billboard signs, pole signs, flashing signs or signs in motion are permitted.
(c.) Freestanding signs shall be setback a minimum of 10 feet from the right-of-way line.
(d.) Temporary signs (not to exceed 30 days of display in a calendar year) are permitted at the discretion of the developer, except signs advertising property for sale or lease are not subject to this restriction.
(e.) Free standing signs shall be constructed with a base full width to the sign face that is constructed with materials that are consistent with the principle building. One free standing sign per driveway access per street frontage is permitted and shall be internally illuminated with an opaque field to control glare. Freestanding signs are sized proportional to the type of roadway to which they are adjacent. Allowable size restrictions are as follows:
1.) Arterial Roads: Maximum area: 150 square feet, Maximum Height: 25 feet
2.) Major Collector Roads: Maximum area: 100 square feet, Maximum Height: 20 feet
3.) Minor Collector and Local Roads Maximum area: 36 square feet, Maximum Height: 8 feet
~~12~~11. Parking Standards:
(a.) Properties fronting an arterial road shall 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 code requirements shall be located to a side or rear of the proposed building/structure that is not fronting a public or private roadway or access way.
(b.) Properties fronting a collector or local road shall be allowed to construct a single parking aisle between the proposed building and the collector and/or local road.
~~13~~12. Lighting Standards:
(a.) All exterior lighting shall have recessed bulbs and filters which conceal the source of illumination. No wall or roof mounted flood or spot lights used as general grounds lighting are permitted. Security lighting is permitted.
(b.) Lighting for off-street walkways shall be spaced no more than 30 feet apart, and shall not exceed ten feet in height.
(c.) Parking lighting shall be spaced a maximum of 50 feet apart and shall not exceed 20 feet in height.
(d.) Lighting levels at the property line (six feet above ground) adjacent to residential areas shall not exceed five footcandles.
~~14~~13. Noncompliance: Existing noncompliance of the standards set forth in this section shall be subject to the provisions of Division 3 of the Land Development Code.
~~15~~14. Variance Procedure: Conformance to these design criteria shall be verified by the county during the site and development plan review process required for individual development projects. Deviation from the following subsections of this section may be requested pursuant to Division 8 of the Leon County Land Development Code: Subsections ~~4, 6, 7, 8, 9, 11(a), 11(c), and 12~~ 5, 6, 7, 8, 10(c) and 11.
15. Incentives for Site Design Alternatives: An intensity bonus shall be provided to developments incorporating any of the following site design alternatives. 1) An intensity bonus of 3,000 sq ft per acre (maximum) shall be allowed provided new development or redevelopment utilizes one or more of the following: a) For properties fronting an arterial or collector roadway, no less than 25% of the parking will be provided in a shared facility. b) Development site areas of 3 or more acres wherein at least 50% of the parking will be provided in a shared facility. c) Parking is provided within a range of 50% - 75% of the parking requirements in Sec. 10-7.545. d) The development contains a minimum of 35% natural open space.

GENERAL NOTES:

1. If central sanitary sewer is not available nonresidential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of

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

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

SECTION 3. Section 10-6.674 of Article VI of Chapter 10 of the Code of Laws of Leon County, Florida, entitled "Bradfordville Commercial Pedestrian-Oriented District" is hereby amended as follows:

Sec. 10-6.674. BC-2 Bradfordville Commercial ~~Pedestrian~~ Pedestrian-Oriented District.

1. District Intent	**PERMITTED USES**		
	2. Principal Uses		**3. Accessory Uses**
The BC-2 district is intended to be located in areas designated ~~Branfordville~~ Bradfordville Mixed Use in the Future Land Use Map of the Comprehensive Plan and shall apply to lands within the Bradfordville ~~Overlay~~ Commercial Center District. The intent of the BC-2 district is to implement the Bradfordville Study Area Goals, Objectives and Policies of the Comprehensive Plan preserving the residential character of the Bradfordville Study Area through a mixture of uses at a compatible scale with the adjacent residential communities. More specifically, the BC-2 district is intended to provide a location for areas of intense pedestrian scale and oriented commercial services for the Bradfordville area. The BC-2 district is intended to encourage residential and office development above ground floor commercial development. The BC-2 district also encourages shared parking and utilization of on-street parking. Drive through facilities are prohibited in the BC-2 district. Residential intensities shall not exceed 16 dwelling units per acre. The access management standards set forth in for the BC-2 district are intended to minimize and control ingress and egress to collector and arterial roadways and to promote smooth and safe traffic flow of the general traveling public. Increases in land zoned BC-2 shall demonstrate the need for additional services for the Bradfordville Study Area. Reuse of existing single use sites for multiple use developments, adding new uses to single use sites and/or multiple use developments that share parking facilities are encouraged in the BC-2 district. Expansions of the BC-2 district are prohibited in viable residential areas.	(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	(18) Residential (any type provided it is located on second floor above commercial or office development). (19) Restaurants without drive-in facilities. (20) Retail bakeries. (21) Retail computer, video, record, and other electronics. (22) Retail department, apparel, and accessory stores. (23) Retail drug store. (24) Retail florist. (25) Retail food and grocery. (26) Retail furniture, home appliances, accessories. (27) Retail home/garden supply, hardware, and nurseries without outside storage or display. (28) Retail jewelry stores.	(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.

	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 dvds, video tapes and games. (17) Repair services, non-automotive.	(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~~	

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DEVELOPMENT STANDARDS										
	~~4. Lot Coverage~~	**~~5~~4. Minimum Lot or Site Size**			**~~6~~5. Minimum Building Setbacks**				**~~7~~6. Maximum Building Restrictions**	
Use Category	~~Maximum Percent of Impervious Area~~	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)

Any Permitted Principal and Special Exception Use	~~40% of total site area~~	none	none	none	none (5 feet maximum)	none	none	30 feet	~~8,500~~ 18,000square feet of commercial floor area per acre. ~~and not more than 17,000 square feet of total floor area per acre. No parcel shall exceed 80,000 square feet of total building area.~~ No single use tenant shall exceed 10,000 gross square feet.	~~2~~ 3 stories

~~8~~7. Access Management Criteria. (In case of a conflict with the provisions of other ordinances or regulations, the most strict provisions shall apply):

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

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

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

~~9~~8. Street Vehicular Access Restrictions: Properties in the BC-2 zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from nonresidential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, R, and RP.

~~10~~9. Landscape Standards:
Development within the BC-2 shall be subject to the landscape requirements of this section in addition to those requirements of the Environmental Management Act (EMA). Where standards conflict, the stricter of the two shall apply. All landscape plans shall be prepared by a registered landscape architect as per Section 481 of the Florida Statutes.

(a.) Arterial Road Landscaping: All properties fronting arterial roads shall provide and maintain a 30 foot wide landscape area immediately adjoining the arterial road. All vegetation within the 30 foot wide landscaped area of good condition four inches and larger shall be preserved. This landscape area shall be planted with canopy trees with at least one tree for each 200 square feet of landscape area. Creative design and spacing is encouraged. The landscape area may be crossed by driveways permitted pursuant to section ~~8~~7. above, but compensatory area shall be added, equal to the area of the driveway, adjacent to the required landscape area. Sidewalks are not permitted within the landscaped area except for interconnections to sidewalks fronting public roadways. Signs in accordance with section 13. below may be located within the landscape area, but shall not reduce the tree planting requirement. Existing healthy trees in the landscape area may be counted as prescribed in section 10-4.349(b) toward meeting the tree planting requirement. Management of the existing trees within the 30 feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25 percent of the green mass of the tree, fertilization, pest control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.

(b.) Collector Road Landscaping: All properties fronting collector and local roads shall provide and maintain a 20 foot wide landscape area immediately adjoining the collector road. All vegetation within the 20 foot wide landscaped area of good condition four inches and larger shall be preserved (This provision shall not apply where a primary entrance is oriented toward the street and there is no vehicular use area between the building and roadway). This landscape area shall be planted with canopy trees with at least one tree for each 200 square feet of landscape area. Creative design and spacing is encouraged. The landscape area may be crossed (for redevelopment projects only) by driveways permitted pursuant to section ~~8~~7. above, but compensatory area shall be added equal to the area of the driveway within the required landscape area. Sidewalks are not permitted within the landscaped area except for interconnections to sidewalks fronting public roadways. Signs in accordance with section ~~14~~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 ~~10-26-1(b)~~ 10-4.349(b) toward meeting the use planting requirement. Management of the existing trees within the 20 feet shall include pruning of dead and hazardous tree limbs, paining of live limbs less than 25 percent of the green mass of the tree, fertilization, post control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.

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

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

(e.) Parking areas—All vehicular use areas shall be buffered from view from public streets and/or access ways through the use of vegetation and/or topography or other manmade structures so long as such structures are architecturally compatible with the principle structure. All manmade visual buffers greater than 20 feet in unbroken length shall be designed to provide interesting visual effects and reduce apparent mass though the use of vegetation and plane projections, material changes, changes in scale or other architectural features. Canopy tree cover for the parking area shall be provided so as to attain a minimum of 60 percent plan view shading within ten years of planting date. At grade parking grade shall include interior landscaped areas at a minimum ratio of 400 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 between the proposed vehicular use area and the public right-of-way and/or access way. Existing vegetation shall be incorporated into the landscaped areas to the greatest extent possible. Planting areas shall have a minimum area of 400 SF, with a minimum dimension of ten feet and shall have a depth of three feet of good planting soil. ~~Planting areas shall be mounded a minimum of 12 inches above the top of curb.~~

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

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

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

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

~~11~~10. Signs:
All signs within the BC-2 district shall be designed in accordance with the current locally adopted building code. Where conflict between standards of this district and other rules or regulations occur, the stricter of the two shall apply. A uniform sign design for the parcels included within the BC-2 district shall conform to the following minimum guidelines:

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

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

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

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

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

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

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

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

~~12~~11. Parking Standards:

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

~~13~~12. Lighting Standards:

(a.) All exterior lighting shall have recessed bulbs and filters which conceal the source of illumination. No wall or roof mounted

flood or spot lights used as general grounds lighting are permitted. Security lighting is permitted.
(b.) Lighting for off-street walkways shall be spaced no more than 30 feet apart, and shall not exceed ten feet in height.
(c.) Parking lighting shall be spaced a maximum of 50 feet apart and shall not exceed 20 feet in height.
(d.) Lighting levels at the property line (six feet above ground) adjacent to residential areas shall not exceed five footcandles.
~~14~~13. Noncompliance:
Existing noncompliance of the standards set forth in this section shall be subject to the provisions of Division 3 of the Land Development Code.
~~15~~14. Variance Procedure:
Conformance to these design criteria shall be verified by the county during the site and development plan review process required for individual development projects. Deviation from the following subsections of this section may be requested pursuant to Division 3 of the Leon County Land Development Code: Subsections 4, 6, 7, 8, 9, 11(a), and 12.
15. Incentives for Site Design Alternatives: An intensity bonus shall be provided to developments incorporating any of the following site design alternatives. 1) An intensity bonus of 2,000 sq ft per acre (maximum) shall be allowed provided new development or redevelopment utilizes one or more of the following: a) For properties fronting an arterial or collector roadway, no less than 25% of the parking will be provided in a shared facility. b) Development site areas of 3 or more acres wherein at least 50% of the parking will be provided in a shared facility. c) Parking is provided within a range of 50% - 75% of the parking requirements in Sec. 10-7.545. d) The development contains a minimum of 35% natural open space.

GENERAL NOTES:

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

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

SECTION 4. Section 10-6.675 of Article VI of Chapter 10 of the Code of Laws of Leon County, Florida, entitled "Bradfordville Commercial Services District" is hereby amended as follows:

Sec. 10-6.675. BCS Bradfordville Commercial Services District.

1. District Intent	**PERMITTED USES**		
	2. Principal Uses		**3. Accessory Uses**
The BCS district is intended to be located in areas designated ~~Branfordville~~ Bradfordville Mixed Use in the Future Land Use Map of the Comprehensive Plan and shall apply to lands within the Bradfordville ~~Overlay~~ Commercial Center District. The intent of the BCS district is to implement the Bradfordville Study Area Goals. Objectives and Policies of the Comprehensive Plan preserving the residential character of the Bradfordville Study Area through a mixture of uses at a compatible scale with the adjacent residential communities. More specifically, the BCS district is intended to provide a	(1) Armored truck services. (2) Automotive service and repair, including car wash. (3) Broadcasting studios. (4) Building contractors and related services. (5) Cemeteries.	(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.	(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

location for non-retail services for the Bradfordville area. The non-retail uses include, but are not limited to auto oriented services and warehouse activities. The access management standards set forth in for the BCS district are intended to minimum and control ingress and regress to collector and arterial roadways and to promote smooth and safe traffic flow of the general traveling public. Increases in land zoned BCS shall demonstrate the need for additional services for the Bradfordville Study Area. Reuse of existing single use sites for multiple use developments, adding new uses to single use sites and/or multiple use developments that share parking facilities are encouraged in the BCS district. Expansions of the BCS district are prohibited in viable residential areas.	(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) Lawn and tree removal services. (16) Mortuaries. (17) Non-medical offices and services, including business and government offices and services.	(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~~ single-family detached, range of 1 du/ac; single-family attached (townhomes), range of 6 du/ac to 12 du/ac.	uses, as determined by the county administrator or designee.

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DEVELOPMENT STANDARDS										
	~~4. Lot Coverage~~	**~~5~~4. Minimum Lot or Site Size**			**~~6~~5. Minimum Building Setbacks**				**~~7~~6. Maximum Building Restrictions**	
Use Category	~~Maximum Percent of Impervious Area~~	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Any Permitted	~~40% of total site~~	none	none	none	20 feet	15 feet	25 feet	10 feet	Gross floor area shall not exceed ~~8,500~~ 15,000 square feet per acre, except for	2 stories

Principal and Special Exception Use	~~area~~								buildings or portions thereof which are used for storage which may not exceed 17,000 square feet per acre. No ~~building~~ single use tenant shall exceed 10,000 square feet.	

~~8~~7. Access Management Criteria (In case of a conflict with the provisions of other ordinances or regulations, the most strict provisions shall apply):

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

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

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

~~9~~8. Street Vehicular Access Restrictions: 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 nonresidential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, R, and RP.

~~10~~9. Landscape Standards:
Development within the BCS shall be subject to the landscape requirements of this section in addition to those requirements of the Environmental Management Act (EMA). Where standards conflict, the stricter of the two shall apply. All landscape plans shall be prepared by a registered landscape architect as per F.S. § 481.

(a.) Arterial Road Landscaping: All properties fronting arterial roads shall provide and maintain a 30 foot wide landscape area immediately adjoining the arterial road. All vegetation within the 30 foot wide landscaped area of good condition four inches and larger shall be preserved. This landscape area shall be planted with canopy trees with at least one tree for each 200 square feet of landscape area. Creative design and spacing is encouraged. The landscape area may be crossed by driveways permitted pursuant to section ~~8~~7. above, but compensatory area shall be added, equal to the area of the driveway, adjacent to the required landscape area. Sidewalks are not permitted within the landscaped area except for interconnections to sidewalks fronting public roadways. Signs in accordance with section 13. below may be located within the landscape area, but shall not reduce the tree planting requirement. Existing healthy trees in the Landscape area may be counted as prescribed in section ~~10-26-1(b)~~ 10-4.349(b) toward meeting the tree planting requirement. Management of the existing trees within the 30 feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25 percent of the green mass of the tree, fertilization, past control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.

(b.) Collector and Local Road Landscaping: All properties fronting collector and local roads shall provide and maintain a 20 foot wide landscape area immediately adjoining the collector or local road. All vegetation within the 20 foot wide landscaped area of good condition four inches and larger shall be preserved (This provision shall not apply where a primary entrance is oriented toward the street and there is no vehicular use area between the building and roadway). This landscape area shall be planted with canopy trees with at least one tree for each 200 square feet of landscape area. Creative design and spacing is encouraged. The landscape area may be crossed by driveways permitted pursuant to section ~~8~~7. above, but compensatory area shall be added equal to the area of the driveway within the required landscape area. Sidewalks are not permitted within the landscaped area except for interconnections to sidewalks fronting public roadways. Signs in accordance with section ~~14~~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 ~~10-26-1(b)~~ 10-4.349(b) toward meeting the tree planting requirement. Management of the existing trees within the 20 feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25% of the green mass of the tree, fertilization, post control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.

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

(d.) Parking Areas. All vehicular use areas shall be buffered from view from public streets and 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

principle structure. All manmade visual buffers greater than 20 feet in unbroken length shall be designed to provide interesting visual effects and reduce apparent mass though the use of vegetation and plane projections, material changes, in scale or other architectural features. Canopy tree cover for the parking area shall be provided so as to attain a minimum of 60 percent plan view shading within ten years of planting date. At grade parking areas shall include interior landscaped areas at a minimum ratio of 400 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 between the proposed vehicular use area and the public right-of-way and/or access way. Existing vegetation shall be incorporated into the landscaped areas to the greatest extent possible. Planting areas shall have a minimum area of 400 SF, with a minimum dimension of ten feet and shall have a depth of three feet of good planting soil. ~~Planting areas shall be mounded a minimum of 12 inches above the top of curb.~~

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

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

(g.) Developments within this district shall preserve a minimum of 25 percent of the total site as natural area. On-site natural area shall encompass significant, naturally occurring vegetation areas or other significant environmental features.

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

~~11~~10. Signs:
All signs within the BC-2 district shall be designed in accordance with the current locally adopted building code. Where conflict between standards of this district and other rules or regulations occur, the stricter of the two shall apply. A uniform sign design for the parcels included within the BC-2 district shall conform to the following minimum guidelines:

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

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

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

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

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

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

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

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

~~12~~11. Parking Standards:

(a) Properties fronting an arterial road shall 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 code requirements shall be located to a side or rear of the proposed building/structure that is not fronting a public or private roadway or access way.

(b) Properties fronting a collector or local road shall be allowed to construct a single parking aisle between the proposed building and the collector and/or local road.

~~13~~12. Lighting Standards:

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

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

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

(d.) Lighting levels at the property line (six feet above ground) adjacent to residential areas shall not exceed five footcandles.
~~14~~13. Noncompliance:
(a.) Existing noncompliance of the standards set forth in this section shall be subject to the provisions of Division 3 of the Land Development Code.
~~15~~14. Variance Procedure:
Conformance to these design criteria shall be verified by the county during the site and development plan review process required for individual development projects. Deviation from the following subsections of this section may be requested pursuant to Division 8 of the Leon County Land Development Code: Subsections ~~4, 6, 7, 8, 9, 11(a), 11(C), and 12~~ 5, 6, 7, 8, 10(a), 10(C), and 11.
15. Incentives for Site Design Alternatives: An intensity bonus shall be provided to developments incorporating any of the following site design alternatives. 1) An intensity bonus of 2,500 sq ft per acre (maximum) shall be allowed provided new development or redevelopment utilizes one or more of the following: a) For properties fronting an arterial or collector roadway, no less than 25% of the parking will be provided in a shared facility. b) Development site areas of 3 or more acres wherein at least 50% of the parking will be provided in a shared facility. c) Parking is provided within a range of 50% - 75% of the parking requirements in Sec. 10-7.545. d) The development contains a minimum of 35% natural open space.

GENERAL NOTES:

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

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

SECTION 5. Section 10-6.676 of Article VI of Chapter 10 of the Code of Laws of Leon County, Florida, entitled "Bradfordville Office Residential District" is hereby amended as follows:

Sec. 10-6.676. BOR Bradfordville Office Residential District.1. District Intent	**PERMITTED USES**	
	2. Principal Uses	**3. Accessory Uses**
The BOR district is intended to be located in areas designated Bradfordville Mixed Use in the Future Land Use Map of the Comprehensive Plan and shall apply to lands within the Bradfordville ~~Overlay~~ Commercial Center District. The intent of the BOR district is to implement the Bradfordville Study Area Goals. Objectives and Policies of the Comprehensive Plan preserving the residential character of the Bradfordville Study Area through a mixture of uses at a compatible scale with the adjacent residential communities. More specifically, the BOR district is intended to be located in areas where employment and residential uses are encouraged to locate in close proximity to one another. The provisions of the BOR district are intended to provide the district with a residential	(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.	(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.

character to further encourage this mixing of uses at a compatible scale. A variety of housing types, compatible non-retail activities of moderate intensity and certain community facilities related to office or residential facilities (recreational, community services, and light infrastructure) may be permitted in the BOR district. The maximum gross density allowed for new residential development in the BOR district is 8 dwelling units per acre. The access management standards set forth in for the BOR district are intended to minimize and control ingress and egress to collector and arterial roadways and to promote safe and efficient traffic circulation of the general traveling public. Increases in land zoned BOR shall demonstrate the need for additional services for the Bradfordville Study Area. Reuse of existing single use sites for multiple use developments, adding new uses to single use sites and/or multiple use developments that share parking facilities are encouraged in the BOR district. Expansions of the BOR district are prohibited in viable residential areas.	(5) Medical and dental offices and services, laboratories, and clinics. (6) Mini-Warehouses (See subsection 16) (7) Non-medical offices and services, including business and government offices and services. (8) Nursing homes and other residential care facilities. (9) Passive and active recreational facilities. (10) Personal services. (11) Single-family attached dwellings. (12) Single-family detached dwellings. (13) Studios for photography, music, art, dance, drama, and voice. (14) Two-family dwellings. (15) Veterinary services, including veterinary hospitals. ~~(16) Residential, office and mixed-use development in the Bradfordville Commercial Area Overlay District that complies with the provisions of section 10-6.677~~	

DEVELOPMENT STANDARDS

	~~4. Lot Coverage~~	**~~5~~4. Minimum Lot or Site Size**			**~~6~~5. Minimum Building Setbacks**				**~~7~~6. Maximum Building Restrictions**	
Use Category	~~Maximum Percent of Impervious Area~~	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	3a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Single-Family Detached Dwellings	~~40% of total site area~~	5,000 square feet	50 feet	100 feet	20 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such schools shall be less than 5 feet	20 feet	25 feet	not applicable	3 stories
Two-Family Dwellings	~~40% of total site area~~	8,500 square feet	70 feet	100 feet	20 feet	same as single-family above	20 feet	25 feet	not applicable	3 stories
Single-Family	~~40% of~~	3,750	37.5	80	20	none	20 feet	25	maximum	3 stories

Attached Dwellings	~~total site area~~	square feet end unit; 2,400 square feet interior lot	feet end unit; 25 feet interior lot	feet	feet			feet	length: 8 units	
Any Permitted Principal Nonresidential Use	~~40% of total site area~~	6,000 square feet	50 feet	100 feet	20 feet	same as single-family above	20 feet	10 feet	10,000 square feet of gross building floor area per acre (does not apply to a conversion of an existing structure)	3 stories

~~8~~7. Access Management Criteria (in case of a conflict with the provisions of other ordinances or regulations, the most strict provisions shall apply):

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

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

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

_____

~~9~~8. Street Vehicular Access Restrictions: Properties in the BOR zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from nonresidential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, R, and RP.

~~10~~9. Landscape Standards:

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

(a.) *Arterial Road Landscaping:* All properties fronting arterial roads shall provide and maintain a 30 foot wide landscape area immediately adjoining the arterial road. All vegetation within the 30 foot wide landscaped area of good condition four inches and larger shall be preserved. This landscape area shall be planted with canopy trees with at least one tree for each 200 square feet of landscape area. Creative design and spacing is encouraged. The landscape area may be crossed by driveways permitted pursuant to section ~~8~~7. above, but compensatory area shall be added, equal to the area of the driveway, adjacent to the required landscape area. Sidewalks are not permitted within the landscape area except for interconnections to sidewalks fronting public roadways. Signs in accordance with section 13. below may be located within the landscape area, but shall not reduce the tree planting requirement. Existing healthy trees in the landscape area may be counted as prescribed in section 10-4.349(b) toward meeting the tree planting requirement. Management of the existing trees within the 30 feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25 percent of the green mass of the tree, fertilization, post control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.

(b.) *Collector and Local Road Landscaping:* All properties fronting collector and local roads shall provide and maintain a 20 foot wide landscape area immediately adjoining the collector or local road. All vegetation within the 20 foot wide landscaped area of good condition four inches and larger shall be preserved (This provision shall not apply where a primary entrance is oriented toward the street and there is no vehicular use area between the building and roadway). This landscape area shall be planted with

canopy trees with at least one tree for each 200 square feet of landscape area. Creative design and spacing is encouraged. The landscape area may be crossed by driveways permitted pursuant to section ~~8~~7. above, but compensatory area shall be added equal to the area of the driveway within the required landscape area. Sidewalks are not permitted within the landscaped area except for interconnections to sidewalks fronting public roadways. Signs in accordance with section ~~14~~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 20 feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25 percent of the green mass of the tree, fertilization, pest control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.

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

(d.) Parking areas—All vehicular use areas shall be buffered from view from public streets and/or access ways through the use of vegetation and/or topography or other manmade structures so long as such structures are architecturally compatible with the principle structure. All manmade visual buffers greater than 20 feet in unbroken length shall be designed to provide interesting visual effects and reduce apparent mass though the use of vegetation and plane projections, material changes, changes in scale or other architectural features. Canopy tree cover for the parking area shall be provided so as to attain a minimum of 60 percent plan view shading within ten years of planting date. At grade parking areas shall include interior landscaped areas at 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 between the proposed vehicular use area and the public right-of-way and/or access way. Existing vegetation shall be incorporated into the landscaped areas to the greatest extent possible. Planting areas shall have a minimum area of 400 SF. with a minimum dimension of ten feet and shall have a depth of three feet of good planting soil. ~~Planting areas shall be mounded a minimum of 12 inches above the top of curb.~~

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

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

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

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

~~11~~10. Signs:
All signs within the BOR district shall be designed in accordance with the current locally adopted building code. Where conflict between standards of this district and other rules or regulations occur, the stricter of the two shall apply. A uniform sign design for the parcels included within the BOR district shall conform to the following minimum guidelines:

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

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

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

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

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

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

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

3.) Minor Collector and Local Roads: Maximum area: 36 square feet, Maximum Height: 8 feet
~~12~~11. Off-Street Parking Requirements: Off-street parking facilities associated with permitted principal nonresidential uses in the OR-1 zoning districts must comply with the following requirements:
(a.) Parking Setbacks: Side-Corner: 20 feet
Rear and Side-Interior: 10 feet
(b.) Driveway Setbacks: Side-Corner: 10 feet (none if driveway is shared)
Rear and Side-Interior: 4 feet (none if driveway is shared)
(c.) Off-street parking may not be placed in a front yard between a building and the street.
(d.) The parking or driveway separation from the building is four feet
(e.) All off-street parking spaces behind a building shall be screened from the required front yard and side corner lot areas by evergreen landscaping at least four feet in height.
(f.) Parking spaces shall be screened from rear and interior side property lines by a combination of a six feet high opaque fence or wall and landscape plant material.
(g.) Driveways connecting to a public street shall be the narrowest possible width to ensure appropriate safety standards, as determined by the county administrator or designee.
~~13~~12. Lighting Standards:
(a.) All exterior lighting shall have recessed bulbs and filters which conceal the source of illumination. No wall or roof-mounted flood or spot lights used as general grounds lighting are permitted. Security lighting is permitted.
(b.) Lighting for off-street walkways shall be spaced no more than 30 feet apart, and shall not exceed ten feet in height.
(c.) Parking lighting shall be spaced a maximum of 50 feet apart and shall not exceed 20 feet in height.
(d.) Lighting levels of the property line (six feet above ground) adjacent to residential areas shall not exceed five footcandles.
~~14~~13. Noncompliance:
Existing noncompliance of the standards set forth in this section shall be subject to the provisions of Division 3 of the Land Development Code.
~~15~~14. Variance Procedure:
Conformance to these design criteria shall be verified by the county during the site and development plan review process required for individual development projects. Deviation from the following subsections of this section may be requested pursuant to Division 8 of the Leon County Land Development Code: Subsections ~~4, 5, 16, 7, 8, 9, 11(a), 11(C), and 12~~ 4, 5, 6, 7, 8, 10(a), 10(C), and 11.
~~16~~15. Design Standards Applicable to Mini-warehouse Land Uses:
(a.) Mini-warehouse developments shall be developed in accordance with standards as set forth in section 10-6.675 (BCS district).
(b.) A continuous 100 percent opaque buffer obtained through the use of vegetation and/or fencing shall be required around the perimeter of all areas used for mini-warehouse storage. This standard does not apply to the portion of the development utilized for a sales office.

GENERAL NOTES:

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

(Ord. No. 09-13, § 4, 3-19-09)

SECTION 6. Division 6 of Article VI of Chapter 10 of the Code of Laws of Leon County, Florida, entitled "Zoning Districts and Official Zoning Map" is hereby amended to repeal Section 10-6.677, entitled "Bradfordville Commercial Overlay District" as follows:

~~**Sec. 10-6.677. - Bradfordville commercial overlay district.**~~

~~(a) *Purpose and intent*. The purpose and intent of the Bradfordville commercial overlay district is to implement section 4.2 of the Bradfordville Sector Plan adopted by the Board of County Commissioners on July 11, 2000 (the "Bradfordville Sector Plan") in a manner consistent with the Comprehensive Plan. Commercial uses, as referenced in this section 10-6.677, shall include all uses in Division G and all uses in Major Groups 70, 72, 75, 76, 78 and 79 in Division I of the Standard Industrial Code.~~

~~(b) *Allowable uses*. All uses permitted under the base zoning shall be authorized with the following exceptions:~~

~~(1) In areas designated CO-1 in the Bradfordville Sector Plan, drive-through uses shall be reviewed under the Type "B" site and development plan review process.~~

~~(2) In areas designated CMUO-2 in the Bradfordville Sector Plan, warehouses, mini-warehouses and self-storage units shall be authorized only as a planned unit development through the Type "D" site and development plan review process.~~

~~(3) In the village center within CO-1 and areas designated as CMUO-2 in the Bradfordville Sector Plan, all uses shall be considered through the Type "B" site and development plan review process. Additionally, the following uses shall be prohibited, regardless of the base zoning:~~

~~a. Automotive service and repair.~~

~~b. Towing, wrecking and recovery services.~~

~~c. Motor vehicle fuel sales.~~

~~d. Pawnshops.~~

~~e. Pest control services.~~

~~f. Cemeteries.~~

~~g. Crematoriums.~~

~~h. Dry cleaning plants.~~

~~i. Gun firing ranges.~~

~~j. Self-moving operations.~~

~~k. Wholesale building supplies.~~

~~l. All types of drive-through facilities.~~

~~m. Any use which by application of performance standards related to noise, vibration, electrical or magnetic disturbance, excessive light, odor or emanation of physical or chemical particles harmful to air or water quality standards, produces effects or~~

~~impacts equal to or greater than the uses listed in subsections (a) through (l) of this section 10-6.677(a)(3).~~

~~(c) *Applicable development standards.*~~

~~(1) *Intensity.*~~

~~a. *Nonresidential floor area ratios.* The maximum floor area ratio for areas within the village center as designated in the Bradfordville Sector Plan may be increased to two hundred twenty-nine thousandths, provided that the 25 percent natural open space requirement is provided off-site in conformance with adopted policies and standards. Other areas shall be subject to floor area limits established in the base district.~~

~~b. *Open space and impervious cover standards.*~~

~~1. In areas designated CO-1, all development shall retain 25 percent of the site as natural open space, provided however, that the board may authorize the fulfillment of this requirement in a designated off-site open space mitigation area, if such area has been created by the board. In the village center portion of the CO-1 area, participation in the county's off-site open space mitigation program shall be required if the board has created such program.~~

~~2. In areas designated CMUO-2, all development shall retain 35 percent of the site as natural open space except that for townhome development exceeding eight dwelling units per acre, a minimum of 40 percent natural open space shall be required.~~

~~3. Not more than 40 percent of each site developed in areas designated CO-1 and not more than 30 percent of each site developed in areas designated CMUO-2 shall be covered with impervious surfaces.~~

~~c. *Residential density.* Residential development within the CO-1 district shall be limited to single-family attached (townhouse) with a minimum density of six dwelling units per acre and a maximum of 12 dwelling units per acre. All residential development in areas designated CMUO-2 in the Bradfordville Sector Plan shall comply with the following minimum and maximum density standards. Densities are expressed in terms of dwelling units per gross acre.~~

~~Type of Residential Use~~	~~Minimum Density~~	~~Maximum Density~~
~~Single-family detached~~	~~1 DU/acre~~	~~4 DUs/acre~~
~~Single-family attached (duplex)~~	~~4 DUs/acre~~	~~6 DUs acre~~
~~Single-family attached (townhouse)~~	~~6 DUs/acre~~	~~8 DUs/acre~~

~~Single-family attached (townhouse) with 40% natural open space retention~~	~~8 DUs/acre~~	~~12 DUs/acre~~

~~(2) *Phasing of development.*~~

~~a. Within areas designated CO-1 in the Bradfordville Sector Plan, a maximum of 350,000 square feet of gross leasable area of commercial development in addition to existing square footage at the time of the adoption of this provision shall be permitted to be developed prior to the year 2010 unless:~~

~~1. The county has conducted an analysis and the board has found that additional commercial development would be consistent with the Comprehensive Plan and Bradfordville Sector Plan; or~~

~~2. The county has adopted amendments to the Comprehensive Plan and Bradfordville Sector Plan modifying the limits on the commercial development; or~~

~~3. The board has determined through the rights determination process established in section 6 of Ordinance No. [00-31] adopted by the Board of County Commissioners on July 11, 2000, that the site is not subject to this provision.~~

~~b. Within the area designated CMUO-2 in the Bradfordville Sector Plan, no commercial uses may be developed prior to the year 2010 unless the board has found that the proposed development is consistent with the Comprehensive Plan and Bradfordville Sector Plan and all implementing Land Development Regulations; and any of the following is true:~~

~~1. The county has conducted an analysis and the board has found that additional commercial development would be consistent with the Bradfordville Sector Plan and the Comprehensive Plan, as amended; or~~

~~2. Eighty percent of the developable land (excluding dedicated rights-of-way, designated natural areas, stormwater facilities, landscape areas, and protected environmental features) designated CO-1 in the Bradfordville Sector Plan has been developed and not more than 350,000 square feet of commercial floor area has been previously permitted; or~~

~~3. The commercial uses are an integrated part of a mixed-use development, developed in accordance with the provisions of subsection 10-6.677(c)(3), below; or~~

~~4. The county has adopted amendments to the Comprehensive Plan and Bradfordville Sector Plan modifying the limits on the commercial development; or~~

~~5. The board has determined through the rights determination process established in section 6 of Ordinance No. [00-31] adopted by the Board of County Commissioners on July 11, 2000, that the site is not subject to this provision; or~~

~~6. The proposed commercial development is part of a single, coordinated planned development project, which may be, but is not required to be, bisected by a local or minor collector street and for which the board finds that:~~

~~a. More that 35 percent of the land area is located in the CO-1 area as designated in the Bradfordville Sector Plan; and~~

~~b. Commercial development on the single coordinated planned development project does not exceed 75,000 square feet or the commercial allowance established in subsection 10-6.677(c)(2)a.; and~~

~~c. There is significant community benefit in the form of improved traffic flow within the Bradfordville commercial area overlay.~~

~~(3) *Mixed-use development.*~~

~~a. For the purposes of this section, mixed-use development includes developments with residential and nonresidential components.~~

~~b. In areas designated CMUO-2, residential square footage shall be no less than 80 percent of the gross leasable floor area of all nonresidential uses within a mixed-use development.~~

~~c. In areas designated CMUO-2, commercial development serving the residential uses on the site may be permitted at a rate of up to 25 square feet of gross leasable area per dwelling unit within the mixed-use development.~~

~~d. The maximum intensity of mixed-use development shall be calculated based on the adopted floor area ratio standard for nonresidential development in the district, subject to site limitations. Building floor area shall be the sum of gross leasable nonresidential floor area and heated residential floor area.~~

~~e. Mixed-use developments shall be reviewed and authorized through the planned unit development process, subject to the Type "D" site and development plan review process.~~

~~(4) *Design standards.* The following site planning and building design guidelines shall apply to development within the Bradfordville commercial area overlay district. The board shall promulgate rules in an administrative design guidelines procedural manual to provide for the application of these guidelines.~~

~~a. *Site planning guidelines.* Site planning guidelines address the location, orientation and configuration of structures on a parcel of land with regards to the parcel's own boundary lines and adjacent streets, structures and spaces. Site design elements include the following:~~

~~1. *Site placement and orientation of buildings:* Where appropriate, structures shall be located in front of, and so as to screen, parking lots to allow compact and convenient pedestrian linkages between buildings, parking areas and sidewalks. Buildings should also be placed and, as appropriate, clustered to create clear sight lines to entrances and to open public spaces, plazas and gathering areas.~~

~~2. *Parking:* Where appropriate, particularly within the village center, parking will be centrally clustered so as to be shared by multiple uses/tenants, with convenient pedestrian paths and corridors articulated by changes in pavement materials, colors or textures where they cross parking lots and driveways, and by landscaping and pedestrian scaled lighting.~~

~~3. *Landscaping:* Required landscape buffers should meet opacity requirements noted above and should use a palette of native and naturalized plant species. Major pedestrian corridors should be articulated by continuous alignments of trees and shrubs, pergolas, arcades or other landscape or architectural design elements.~~

~~4. *Drainage:* As may be feasible, drainage structures, including retention ponds and drainageways, should be designed to imitate "natural" pond characteristics, including curved geometries, gently sloping edges, landscaping and paving materials, and should be placed so as to be focal design amenities.~~

~~5. *Outdoor spaces:* Within the village center, developments are encouraged to incorporate central plazas connecting multiple uses designed to accommodate activities, including outdoor dining, displays, special events and entertainment.~~

~~6. *Fences/screening:* Fences, screening and berms, where required, shall use only natural materials; stone, wood, stucco, etc. Chain link fencing will not be approved except in areas out of public view.~~

~~7. *Storage, utilities and services:* Shall be shielded from public view by landscaping, walls, fencing or by placement of buildings.~~

~~b. *Building design guidelines.* All buildings within the Bradfordville commercial center overlay district shall incorporate elements of local vernacular styles, typical within the Tallahassee region, described generally below. It is not the intent to mandate that all buildings be designed in a particular design style, but rather to create a "village theme" by flexibly combining related indigenous materials and styles. Standardized building designs with overt "product branding" as in standardized chain fast food restaurants or gas stations should not be permitted.~~

~~1. *Architectural detailing:* Vernacular architectural elements and details are encouraged to be incorporated including, but not limited to, bracketed overhangs, windows articulated by mullions and accented by shutters, dormers, porches, verandas and arcades, particularly as may be used to define pedestrian areas and entrances. Standardized storefronts, excessive use of plate glass and uninterrupted facade planes should be avoided.~~

~~2. *Colors, textures and materials:* Consistent with intended vernacular character, the use of quality, natural and indigenous materials is encouraged on major facade elements including: natural wood siding, brick and stone. High quality, authentic looking manmade materials, such a fiber-cement board and stucco, are also acceptable for construction. However, materials such as vinyl siding, metal and plastic sheathing, and "simulated natural" materials should be avoided. Natural, subdued earth tone colors are preferred over primary colors~~

~~except as may be used for accents. Excessively brilliant, metallic or reflective colors will be avoided.~~

~~3. *Roof forms:* Elemental to vernacular design is the use of varied and articulated sloping roof forms. Flat roof areas should only be permitted in limited areas such as entrance canopies, walkway connections, storage and mechanical equipment areas, arcades, etc. Appropriate roof materials include metal standing seam, wood shakes, shingles and tile. Primary or bright colors shall be avoided.~~

~~(5) *Streets.* Development along the new roadways proposed in the Bradfordville Sector Plan shall comply with the setbacks established in section 10-7.530 for a three-lane road. The board may approve alternatives to planned road alignments upon finding that the proposed alternate alignment serves the same transportation function as the planned alignment.~~

~~(6) *Signs.* Signs within the Bradfordville commercial overlay district shall comply with all sign regulations applicable within the underlying zoning district and Article IX of this chapter. Pole signs shall be prohibited within the Bradfordville commercial overlay district. All signs shall be monument or pedestal-mounted and comprised of an exterior material and finish consistent with the facade and architectural theme of the primary on-site structure.~~

~~(Ord. No. 07-20, § 2, 7-10-07)~~

<u>SECTION 7</u>. Section 10-6.680 of Article VI of Chapter 10 of the Code of Laws of Leon County, Florida, entitled "Bradfordville Mixed Use Overlay District" is hereby amended as follows:

Sec. 10-6.680. ~~BOR~~ Bradfordville ~~mixed use overlay district~~ <u>Commercial Center District</u>.

(a) *Purpose and intent.* The purpose and intent of the Bradfordville ~~Mixed Use Overlay~~ <u>Commercial Center</u> District (~~BOD~~<u>BCCD</u>) is to provide development standards that implement the goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan recognizing the special character of the Bradfordville Study Area. The ~~overlay~~ <u>BCCD district</u> is provided to ensure that goods and services are provided primarily for the area residents rather than serving a regional market and providing development consistent with the character of the area. The <u>BCCD</u> district is also intended to provide more focused development reviews for projects associated with sensitive historical, cultural or environmental resources. The ~~overlay~~ <u>BCCD</u> district is implemented by the following zoning districts: BC-1 Bradfordville Commercial-Auto Oriented District, BC-2 Bradfordville Commercial-Pedestrian Oriented District, BCS Bradfordville Commercial Services District, BOR Bradfordville Office Residential District, OS Open Space, and PUD Planned Unit Development. The ~~Bradfordville Mixed Use Overlay District~~ <u>BCCD</u> boundary<u>y</u>~~ies~~ ~~are~~ <u>is</u> defined in Figure ~~10-1006(1)~~<u>A</u>. <u>Expansion of this district shall be prohibited until a new commercial needs assessment has been completed in 2030.</u>

(b) *Allowable uses.* The uses permitted in the ~~BOD~~ <u>BCCD</u> are those provided in the underlying zoning district. The overall intensity of development of land may not exceed that permitted

by the underlying zoning district, and may be further reduced in accordance with special development and design standards set forth in this division. The following uses shall be prohibited regardless of the zoning district:

(1) Automotive service and repair

(2) Towing, wrecking and recovery services

(3) Pawn shops

(4) Pest control services

(5) Cemeteries

(6) Crematoriums

(7) Dry cleaning plants

(8) Gun firing ranges

(9) Self-moving operations

(10) Wholesale building supplies

Any development proposing warehousing, mini-warehousing, or self-storage shall require a Type "D" site plan review.

(c) *Development standards.* Development standards are established in the underlying zoning district as set forth in this division. Developments affecting land within the ~~BOD~~ BCCD shall be subject to review pursuant to division 4 of article VII of this chapter and shall comply with the following development standards:

(1) *Site analysis:* A comprehensive site analysis is required before planning and design begins. The analysis should examine the site's physical properties, amenities, special problems, character, and the neighboring environment of the site.

(2) *Stormwater:* Development or redevelopment of any property located within the BCCD shall be subject to compliance with the Bradfordville Stormwater Standards outlined in Article IV of this Chapter.

(~~2~~3) *Roadway access standards:* In order to protect the roadway capacity of Thomasville, Bannerman, and Bradfordville Roads, new direct access is prohibited along the arterial and collector roadways except as permitted in this division.

(~~3~~4) *Site design:* Building and site design shall comply with the Bradfordville Site and Building Standards Guidelines Manual adopted by the Board of County Commissioners. Low impact design alternatives shall be incorporated into all site and development plans within the BCCD district. Development within the overlay shall provide integration of the proposed use and development with the adjacent uses and developments including, but not limited to, access/egress, building and parking location/orientation, natural and landscaped areas. Development shall incorporate the existing natural features of the development site into site and development plans avoiding clearing of expansive naturally vegetated areas. Parking areas shall be buffered from all public roadways through placement of vegetation and/or topography or manmade structures.

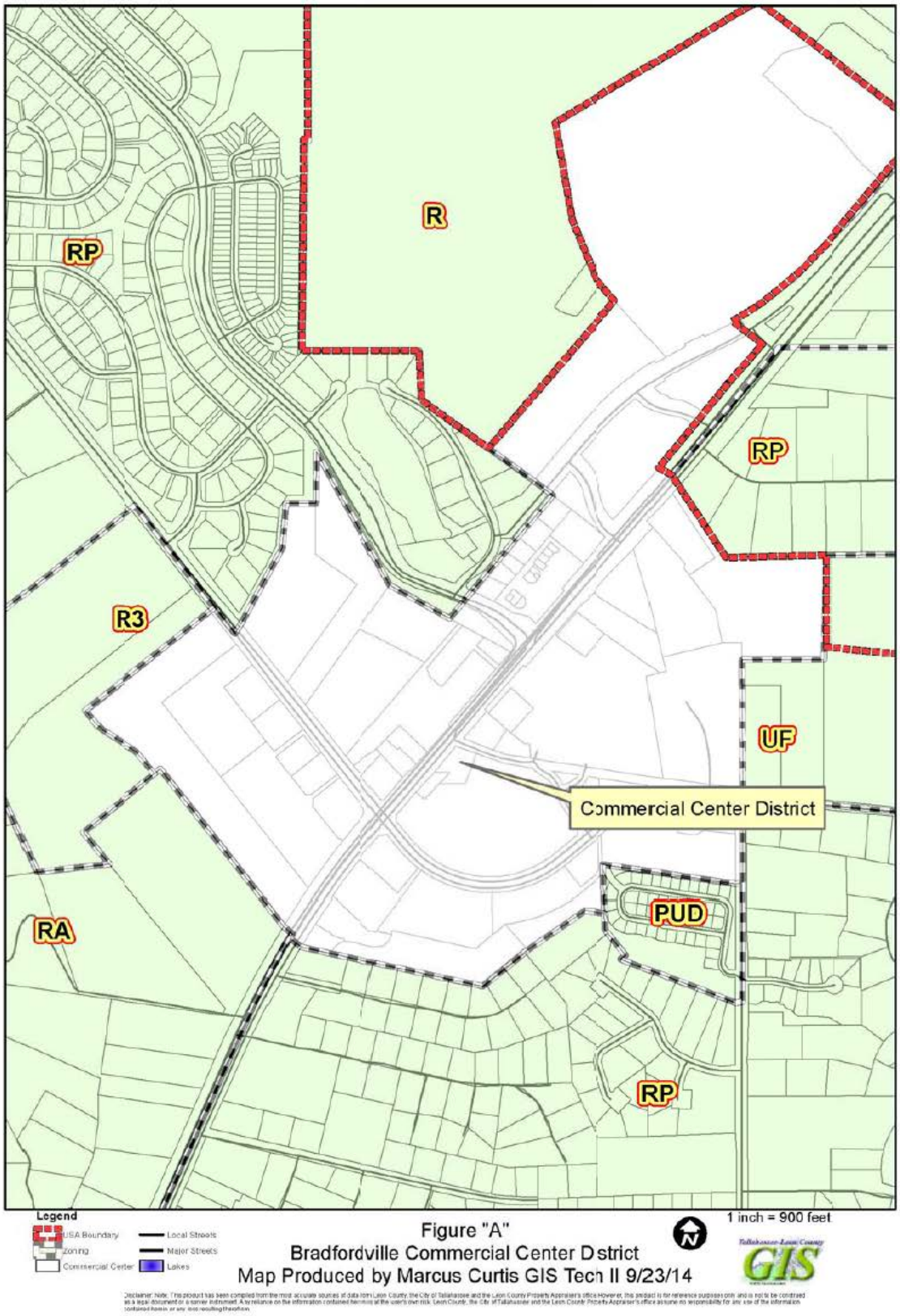
(~~4~~5) *Signage:* All signage shall be proportional to the roadway classification along which it is located. Larger signs will be permitted along arterial roadways, smaller signs will be permitted along collector roadways, and the smallest signs will be permitted along local nonresidential streets. Freestanding signs are prohibited in the BC-2 district along local streets. Roof signs and pole signs are prohibited within the ~~overlay district~~ BCCD. Freestanding signs within the BCCD shall be limited to monument style construction and architecturally compatible with the principle structure to which it is related.

(~~5~~6) *Lighting*: All building lighting and parking area lighting shall be downward directional. Lighting in parking areas shall be restricted to low mounted closely spaced fixtures to minimize glare.

(d) *Existing uses and structures:* The provisions of this section and the implementing zoning districts shall not apply to any properties which have currently existing conforming uses and structures. However, expansion or redevelopment of existing sites shall be subject to this section and the implementing zoning districts.

~~A design manual shall be developed by the county to define the design standards. This design manual shall be separately approved by the Board of County Commissioners.~~

Figure "A"


R
RP
RP
R3
UF
Commercial Center District
PUD
RA
RP
Legend
USA Boundary
Zoning
Commercial Center
Local Streets
Major Streets
Lakes
1 inch = 900 feet
Figure "A"
Bradfordville Commercial Center District
Map Produced by Marcus Curtis GIS Tech II 9/23/14
GIS

SECTION 8. Conflicts. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, except to the extent of any conflicts with the Tallahassee-Leon County Comprehensive Plan, as amended, which provisions shall prevail over any part of this ordinance which is inconsistent, either in whole or in part, with the said Comprehensive Plan.

SECTION 9. Severability. If any word, phrase, clause, section or portion of this ordinance shall be held invalid or unconstitutional by a court of competent jurisdiction, such portion or words shall be deemed a separate and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 10. 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 _____, 2015.

LEON COUNTY, FLORIDA

By: _____
Kristin Dozier, 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

Exhibit "A"

Bradfordville Sector Plan Updates

5.0 Bradfordville Commercial Center District

5.1 Background and Policy Update

In June of 2000, the Board of County Commissioners adopted the Bradfordville Sector Plan (BSP) to implement a strategy and regulatory framework to protect the rural quality of life and to provide for a pedestrian-oriented village center. The BSP provided a 20 year outlook for the Bradfordville Study Area (BSA). Additionally, the BSP was designed to phase the development of the commercial districts over this 20 year period along with a 350,000 square foot commercial cap for development within the Commercial Overlay Zone 1 (CO-1). This commercial cap was intended to be re-evaluated after 10 years, and if necessary, commercial could be expanded into the areas designated Commercial Mixed Use Overlay Zone 2 (CMUO-2).

In the late 2000's, the entire country experienced an economic decline which had significant impacts on new development. As a result, only limited development occurred for a number of years in Leon County and consequently, by 2010 the 350,000 square foot commercial cap in the Bradfordville Commercial districts had not been realized. Therefore, as of 2010, a re-evaluation of commercial needs was not required. Consequently, staff determined that the cap of 350,000 had expired as well. However, by 2014 the economy began to recover and renewed interest in commercial development began to increase. As a result, in early 2014, the Board of County Commissioners (Board) directed staff to begin a process to re-evaluate the commercial needs for the Bradfordville Commercial districts.

A Bradfordville Commercial Needs Assessment Citizen Committee (hereinafter referred to as the "citizen committee"), which included representatives of homeowner's associations, representatives of the development community, representatives of interested environmental protection coalitions as well as representatives of the County, was created to ensure that all interested parties were provided the opportunity to comment on and shape the future development of the Bradfordville Commercial districts. The citizen committee also included prior members of the "working groups" responsible for the development of the BSP in 2000.

During the summer of 2014, staff began analyzing the existing development within the Bradfordville Commercial districts as well as analyzing the remaining vacant properties. In

addition, staff analyzed the data from the most recent Census survey and gathered information from the County's Geographic Information System (GIS) to determine growth of the area, both non-residential and residential. In keeping with the original methodology used to create the BSP, staff utilized the same methodology to ascertain the projected growth for the BSA. This additional growth in residential along with the existing non-residential development, provided staff with an estimation of commercial needs.

In addition to the estimation of commercial needs, staff evaluated the remaining vacant and unentitled (no specific development approvals or agreements) property within the Bradfordville Commercial districts. Staff calculated approximately 34 acres of vacant property remained. These vacant properties are located in each of the Bradfordville Commercial districts, with a majority of the vacant property located within the BC-1 zoning district.

Staff initially provided the newly formed citizen committee with their findings in August 2014. These findings noted that the population for Leon County was projected to grow approximately 0.7% over the next 20 years. The projected commercial needs were initially projected to be approximately 156,000 square feet. Should the market flexibility factor (1.44) be included, as was used in the original study in 2000, a revised commercial needs calculation of 225,000 sq ft would be established.

However, the citizen committee determined that this methodology of calculating square footage was not effective in implementing the intent of the BSP. The committee found that the Sector Plan did not effectively implement the desired development pattern of a pedestrian friendly "village center" and resulted in more "big box" developments and less pedestrian friendly retail developments. As a result of these lessons learned, the committee focused on revising the standards to require a more intense, pedestrian friendly development pattern consistent with the intent of the BSP and prevent future "big box" developments.

Another goal of the BSP was the protection of the natural water resources. The BSA contains the most stringent stormwater standards in Leon County. Any development in the BSA is already required to meet the Bradfordville Stormwater Standards. Therefore, the consensus of the citizen committee was to continue to allow development in the commercial districts, without regard to any defined maximum square footage cap, provided the development meets the stringent Bradfordville Stormwater Standards.

5.2 Recommendations for New Plan Horizon

The BSP was originally developed with the intent of phasing development over a period of 20 years. This phasing was to be accomplished utilizing commercial overlay districts. The Commercial Overlay Zone 1 (CO-1), the Commercial Mixed Use Overlay Zone 2 (CMUO-2) and the Village Center (VC) overlays were established with the intent of focusing development within the CO-1 overlay and VC overlay for the first 10 years. A maximum square footage of 350,000 square feet was established to limit development over the first 10 year phase. After 2010, it was intended that any additional commercial needs would be determined through a needs assessment. The CMUO-2 overlay was intended to be developed after this maximum cap had been reached and after a commercial needs assessment in 2010.

Without a need for a specific maximum square footage limitation, the commercial overlays are no longer necessary to implement the intent of the BSP. Each zoning district, along with a defined "Bradfordville Commercial Center District (BCCD)", shall regulate and guide new development and redevelopment of properties within the commercial district. Each zoning district as well as the aforementioned BCCD shall incorporate the site design and development standards originally outlined in the BSP recommendations of Section 4.

With the retraction of the commercial overlays, each zoning district shall require amendments to incorporate various density and intensity provisions previously found in the commercial overlay districts. These Bradfordville zoning districts shall be amended to allow flexibility in site design, including, but not limited to, revised height limits, revised parking standards, and site layout. For those districts that only allow a maximum height of 2 stories, the height shall be increased to 3 stories, with the exception of the area within the Lake McBride Scenic Overlay wherein the height limit will remain 30 feet. The lot coverage development standard shall be removed from each district. For all new development and redevelopment, impervious surface coverage shall be determined based on meeting the Bradfordville Stormwater Standards as well as other development standards within the BCCD and individual zoning districts. Incentives may be developed that allow alternative design criteria enabling more efficient and creative uses of a site.

The plan horizon shall be amended to reflect a new 15 year scope, from 2015 to 2030 in order to be consistent with the Comprehensive Plan. This scope shall be re-evaluated in 2030 to conduct a new commercial needs assessment. During this horizon, expansion of the Bradfordville Commercial Center shall be prohibited. Finally, staff shall consider amendments to the Comprehensive Plan to limit further expansion of the commercial district. These amendments may include a retraction of the Bradfordville Mixed Use (BMU) Future Land Use category to include only the area within the Bradfordville Commercial Center District. With the removal of the overlays, a new "Bradfordville Commercial Center District" Map will be required. Therefore, Figure 12 of the BSP will be superseded by a new Figure "14" to identify the boundaries of the new "Bradfordville Commercial Center District."

Exhibit "B"

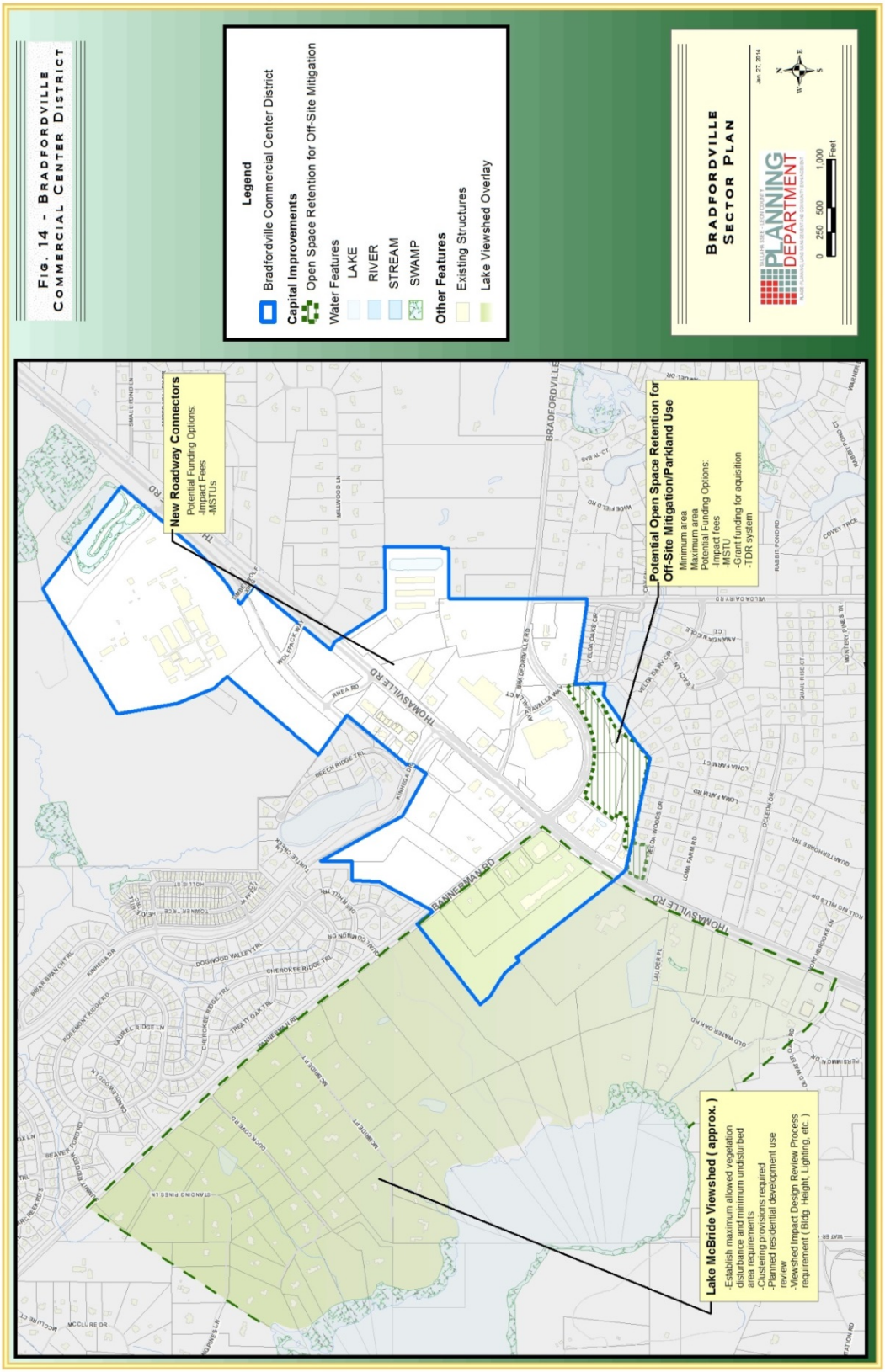


Fig. 14 - Bradfordville Commercial Center District
Legend
Bradfordville Commercial Center District
Capital Improvements
Open Space Retention for Off-Site Mitigation
Water Features
LAKE
RIVER
STREAM
SWAMP
Other Features
Existing Structures
Lake Viewshed Overlay
Bradfordville Sector Plan
Jan 27, 2014
PLANNING DEPARTMENT
0 250 500 1,000 Feet
New Roadway Connectors
Potential Funding Options:
-Impact Fees
-MSTUs
Potential Open Space Retention for Off-Site Mitigation/Parkland Use
Minimum area
Maximum area
Potential Funding Options:
-Impact fees
-MSTU
-Grant funding for aquisition
-TDR system
Lake McBride Viewshed (approx.)
-Establish maximum allowed vegetation disturbance and minimum undisturbed area requirements
-Clustering provisions required
-Planned residential development use review
-Viewshed Impact Design Review Process requirement (Bldg. Height, Lighting, etc.)
THOMASVILLE RD
BANNERMAN RD
BRADFORDVILLE