

BRADFORDVILLE SITE & BUILDING DESIGN STANDARDS GUIDELINES MANUAL



(Horseshoe Church, Bradfordville, Florida)

Adopted by the Board of County Commissioners on January 29, 2002
Amended on May 14, 2002

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Bradfordville Site and Building Design Standards Guidelines Manual

The purpose of this manual is to present additional narrative and illustrative detail for clarification in assisting with the implementation of the site and building design standards and guidelines. These guidelines were adopted by the Board of County Commissioners as a component of the Bradfordville Sector Plan (the “Sector Plan”) and supporting ordinances (Ordinances No.00-30 and No. 00-31). As specified in the Sector Plan and implementing ordinances, these site and building design standards and guidelines are applicable to all proposed nonresidential developments within the Bradfordville commercial overlay areas. These areas are identified as Commercial Overlay Zone One (CO-1) and Commercial/Mixed Use Overlay Zone Two (CMUO-2) in the Sector Plan and implementing ordinances.

Site Planning Guidelines

The Sector Plan establishes general site planning design guidelines which contemplate a three-dimensional spatial integration of project on-site design elements in an effort to achieve internal cohesiveness and compatibility with its surroundings. Generally stated, the goal is to relate the on-site design elements to the contextual setting. From a site planning prospective, these design elements include, but are not limited to, the following:

- *Building placement and orientation.*
- *On-site parking location and configuration including vehicular use areas and pedestrian access ways.*
- *Landscaping, as buffering to mitigate the project's off-site impacts and to articulate on-site design elements.*
- *Drainage and stormwater management facilities that are integrated into the site plan in a manner that further enhances the project's overall design concept.*
- *The creation of outdoor or open spaces that are design elements as well as functional areas for public use and are integrated into the project's overall design concept.*
- *The application of appropriate fencing and screening material to mitigate the off-site visual impacts of required on-site storage, utilities, and service areas.*
- *On-site sign design (height and size) based on the functional classification of the adjacent roadway.*

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Building Placement and Orientation: Section 10-959. Bradfordville Commercial Overlay District(c)(4)(a)1.

Buildings should be oriented to enhance pedestrian access and to maximize the view of adjacent buildings, pedestrian walkways, landscaping, and other site design features, including open space. Buildings located on a corner parcel should be articulated to both roadways and not placed at an angle to the corner. Additionally, buildings located at the intersection of two or more arterial or collector roadways should be articulated with increased architectural components and design features to establish a gateway or entryway into the community. Buildings should be oriented as close as possible to the front property line to encourage pedestrian scale and linkages.

On-site Parking Location and Configuration: Section 10-959. Bradfordville Commercial Overlay District(c)(4)(a)2.

On-site parking should be designed to consider the interaction of vehicular and pedestrian movements. Pedestrian movements in vehicular use and parking areas should be directed and clearly articulated by the incorporation of defined pathways using changes in pavement materials, colors or textures. Parking should be integrated into the overall site plan and designed in a consistent manner for efficient access and enhancement of the appearance of the site. Parking should not be located “in mass”, but disbursed on-site. Shared parking is encouraged where appropriate.

[See also Section 10-1236. BC-1(10)(d), Sec. 10-1236. BC-1(12), Sec. 10-1237. BC-2(10)(e), Sec. 10-1237. BC-2(12), Sec. 10-1238. BCS(10)(d), Sec. 10-1238. BCS(12), Sec. 10-1239. BOR(10)(d), Sec. 10-1239. BOR(12).]

Landscaping: Section 10-959. Bradfordville Commercial Overlay District(c)(4)(a)3.

On-site parking adjacent to roadways should be screened from view by the use of landscape buffers providing a minimum of fifty percent (50%) opacity when viewed from the public right-of-way. Landscaping should be utilized to define on-site pedestrian corridors, building design elements, public areas, and view scapes. Landscaping should be composed of plant species that are native to the region.

[See also Section 10-1236. BC-1(10), Sec. 10-1237. BC-2(10), Sec. 10-1238. BCS(10), Sec. 10-1239. BOR(10).]

Drainage and Stormwater Management Facilities: Section 10-959. Bradfordville Commercial Overlay District(c)(4)(a)4.

A development’s required drainage and stormwater management facilities should be located on-site and integrated into the overall site plan design to provide a focal point of interest. Such facilities

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should also be designed to mimic natural systems by incorporating non-geometric and gently sloping edges. Appropriate landscaping should be utilized to articulate and integrate the required on-site drainage and stormwater management facilities into the overall design concept.

[See also Section 10-1236.BC(10)(h), Sec. 10-1237. BC-2(10)(i), Sec. 10-1238. BCS(10)(h), . 10-1239. BOR(10)(h).]

Outdoor Public Use and Open Space: Section 10-959. Bradfordville Commercial Overlay District(c)(4)(a)5.

Projects are encouraged that are designed to establish, define and integrate outdoor public use areas into the development. This is especially important in the village center area within Commercial Overlay Zone One. Public use areas can incorporate (but should not be limited to) such uses and activities as seating, dining, special events, and entertainment. Well-defined pedestrian corridors should be utilized to interconnect such areas with multiple developments and with required open space areas.

Fencing and Screening to Mitigate Offsite Visual Impacts: Section 10-959. Bradfordville Commercial Overlay District(c)(4)(a)6 and 7.

The off-site visual impacts associated with outdoor service functions or areas such as loading areas, trash collections, outdoor storage, or mechanical equipment should be mitigated by the use of screening material. This material should be consistent with the materials and design treatments of the primary facade of the primary building. In addition, landscaping should also be incorporated into the overall screening concept. Chain link fencing should not be utilized except in areas out of public view, and in conjunction with appropriate landscaping material to mitigate off-site impacts.

[See also Section 10-1236. BC-1, Sec. 10-1237.BC-2, Sec. 10-1238.BCS, Sec. 10-1239.BOR.]

Signs: Section 10-959. Bradfordville Commercial Overlay District(c)(6).

Ordinance No. 00-31 establishes sign standards within the BSA based on the functional classification of the adjacent roadway as outlined below. The standards are intended to provide signage that is more compatible with the perimeter landscaping in which they are placed, and are intended to encourage lower-scale signs (pole or monument) that are visible to the motoring public.

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Road Classification	Maximum Area (sq. ft.)	Maximum Height (ft.)
Arterial	150	25
Major Collector	100	20
Minor Collector & Local	36	8

[See also Section 10-1236. BC-1(11), Sec. 10-1237.BC-2(11), Sec. 10-1238.BCS(11), Sec. 10-1239.BOR(11).]

Ordinance No. 2002-06 requires sign standards within the Bradfordville Commercial Overlay District to comply with all applicable sign regulations both countywide and within the underlying zoning district. The following standards are unique to the Bradfordville underlying zoning districts:

- Pole-mounted signs are prohibited. All signs must be either monument-type (constructed with a base maintaining full width to the sign face) or pedestal-mounted.
- All ground signs must be comprised of an exterior material and finish consistent with the facade and architectural theme of the primary on-site structure.
- All ground signs must have a minimum setback of ten (10) feet from the right-of-way line.
- A wall mounted sign cannot exceed ten percent (10%) of the area on which it is mounted.
- Temporary signs cannot exceed thirty (30) days of display in a calendar year.
- No off-site advertising (billboard) signs are permitted.

Building Design Guidelines

The Sector Plan establishes general building design guidelines that incorporate the design elements of architecture that is typical of the Tallahassee-Leon County area. This local, or vernacular style, is not limited to one particular design style. Furthermore, no particular style of architecture is prohibited. Design flexibility is encouraged with an overall goal of providing the Bradfordville area with a unified “sense of place” on a pedestrian scale. The overall primary design elements that compose the area’s indigenous architectural style can be generally described or allocated to the following design components:

- *Architectural features and patterns that provide visual interest from the pedestrian’s perspective through the integration and application of architectural detail and appropriate scale.*

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- *Building facades that are designed to reduce the mass/scale and uniform monolithic appearance of large, unadorned walls.*
- *The incorporation of architectural details and elements and the use of scale to provide visual interest.*
- *Variation in building mass, height and width so the building appears divided or articulated into distinct massing elements and details perceived at the pedestrian scale.*
- *The incorporation and integration of appropriate exterior building materials and colors consistent with the local vernacular style.*
- *The use of roof forms that provide visual interest and reflect the primary elements of the local vernacular architecture.*

Architectural Features and Patterns: Section 10-959. Bradfordville Commercial Overlay District(c)(4)(b)1, 2, 3.

Buildings should incorporate architectural features and patterns that provide visual interest from the pedestrian perspective. This includes the incorporation of building facades that are not uniform in mass or scale and height. Large, unadorned or uniform monolithic facades and walls should be avoided. Pedestrian scale facade treatments such as (but not limited to) canopies, overhangs, arcades, gabled entryways, and porticos are encouraged.

Building Facades: Section 10-959. Bradfordville Commercial Overlay District(c)(4)(b)1, 2, 3.

Building facades should be articulated and designed using consistent and integrated architectural style, detail, and trim features. Appropriate building facade materials and colors are addressed below. Buildings located adjacent to arterial or collector roadways should incorporate windows along fifty percent (50%) or more of the horizontal length of the primary customer entrance facade. This can be achieved through the appropriate application of faux windows or similar architectural detail.

Incorporation of Architectural Details and Elements, and the Use of Scale: Section 10-959. Bradfordville Commercial Overlay District(c)(4)(b)1, 2, 3.

The overall architectural style of a building's facade should incorporate design elements and details that promote a pedestrian scale. This can be achieved by incorporating repeating facade treatments. These treatments should include multiple architectural details and trim components consisting of changes in color, texture, material, and the expression of architectural or structural bays via a change

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in plane using a reveal, offset, or projecting rib. Uninterrupted or blank wall facades should be avoided. Multiple tenant buildings with separate articulated entrances are encouraged, and pedestrian scale windows, and other design elements such as, but not limited to, display windows, overhangs, awnings, canopies or porticos, gable roofed entryways, and arcades.

Variation in Building Mass, Height and Width to Achieve Pedestrian Scale: Section 10-959. Bradfordville Commercial Overlay District(c)(4)(b).

Buildings should have architectural features and patterns providing visual interest for the pedestrian, and articulating a streetscape with a sense of community. Building facades should be designed to reduce the mass, scale, and uniform monolithic appearance of large, unadorned walls. This can be accomplished by varying the building's mass in height and width so it appears divided into distinct massing elements with details perceived at the pedestrian scale. Exterior facades should also be designed with projections and recesses of varying depths. Variations in roof lines should be used to reduce the massing of buildings. Roof edges should have a vertical change from the dominant condition. Multiple roof slope planes which incorporate gables are encouraged.

Building Materials and Colors Consistent with the Local Vernacular Style: Section 10-959. Bradfordville Commercial Overlay District(c)(4)(b)2.

The exterior building materials and colors should reflect the elements of the local vernacular style and should be indigenous to the area. Building facades should be composed of natural materials such as brick, stone, or wood siding. High quality, man-made materials such as stucco and tinted or textured concrete masonry units are acceptable. Exterior building materials not encouraged for use are plastic or vinyl sidings, corrugated or reflective metal panels, sheathing, tile, smooth or rib-faced concrete blocks or panels, stone in an ashlar or rubble look, or other simulated natural materials. Appropriate roofing materials include wood shakes, metal standing seam, architectural grade asphalt shingles, and tile. Exterior building and roofing material colors should be natural, subdued earth tones. Primary colors, black, fluorescent colors, metallic or reflective colors should be avoided, or used only to emphasize or accent an architectural design element of the building facade.

Roof Forms: Section 10-959. Bradfordville Commercial Overlay District(c)(4)(b)3.

The local vernacular style incorporates the use of articulated and sloping roof forms which provide visual interest. Gabled roofs are a primary expression of this style. The use of dormers which provide an additional element of architectural detail and interest to uninterrupted roof planes is also a common architectural component of the local vernacular style. Flat roofs should only be utilized in such areas as entrance canopies, storage and mechanical equipment areas, arcades, and walkway or breezeway connections that provide pedestrian protection from the weather.

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Illustrative Guidelines:

Figures 1 through 26 are provided as illustrative examples of the site planning and building design principles and guidelines previously outlined. The illustrations demonstrate an appropriate application of a specific concept, and as such are not intended to limit different approaches that may also articulate the outlined design principles. The drawings provided are illustrative and reflect generalized concepts and should not be construed literally.

The site planning process for each parcel should include consideration of the property location, orientation, and configuration of buildings and attendant structures on the site, regarding site boundary lines, adjacent streets, buildings, and open spaces. Standardized building designs with overt “product branding”, typical of franchise establishments should be discouraged. Site planning and building design should consider pedestrian circulation, both on-site and between adjacent sites.

Compliance with the Guidelines

All proposed nonresidential projects located within the CO-1 and CMUO-2 overlay zones as established by the Sector Plan and implementing ordinances shall demonstrate compliance with the site and building design standards outlined in this Manual. Compliance shall be demonstrated during the site and development plan and building plan review processes. The applicant shall submit both illustrative and narrative documentation to confirm and demonstrate compliance with the design guidelines outlined in this Manual.

Questions regarding this manual and its implementation should be directed to the Development Services Division of the Community Development Department at 3401 West Tharpe Street, Tallahassee, Florida (850) 488-9300.

FIGURE 1
SITE ANALYSIS

A site analysis shall be considered in site planning of proposed developments. Site analysis will assist in the identification and evaluation of natural feature, site characteristics and their interrelation to surrounding areas. This analysis will be used in the site design process.

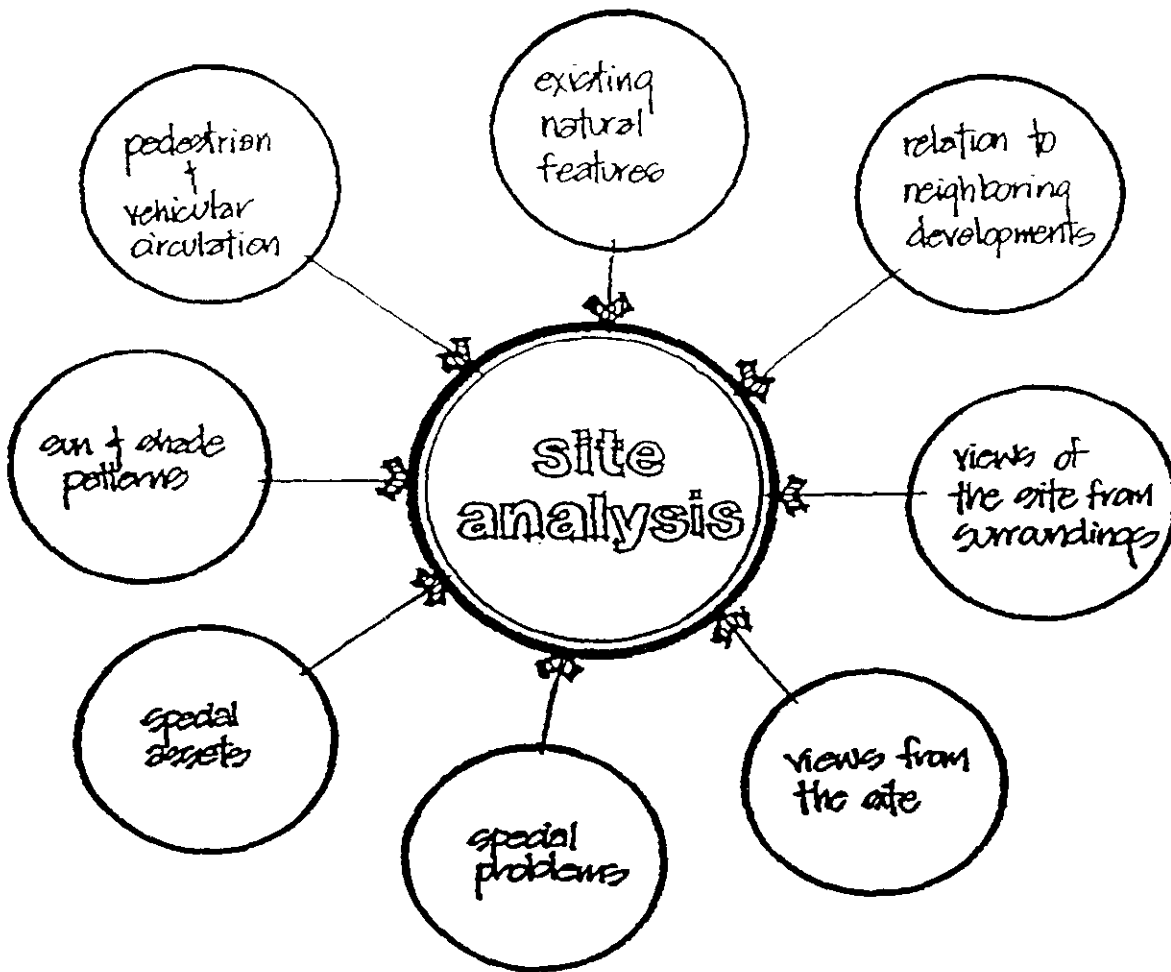


FIGURE 2

CREATION OF OUTDOOR SPACES AND PUBLIC USE AREAS

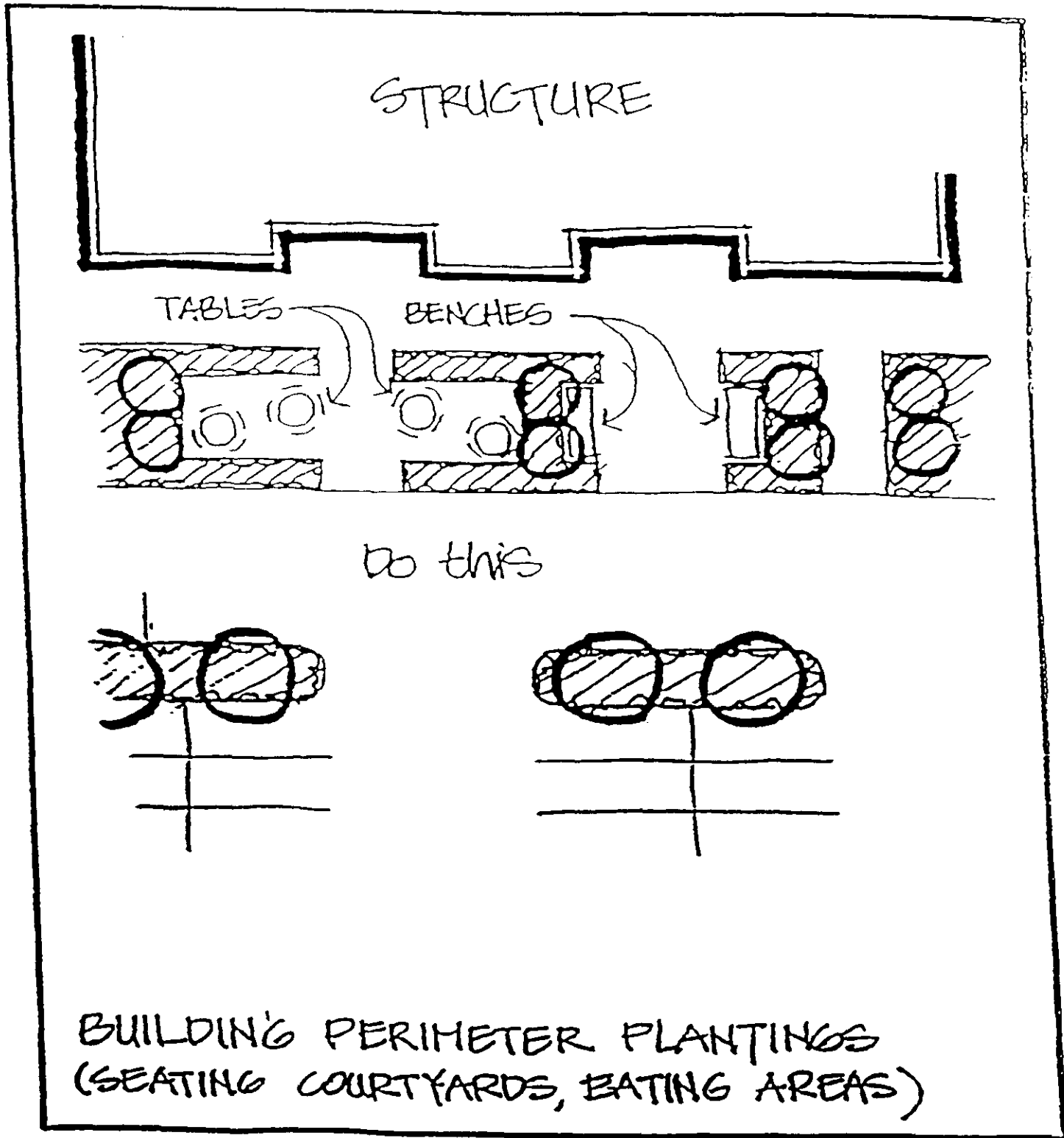
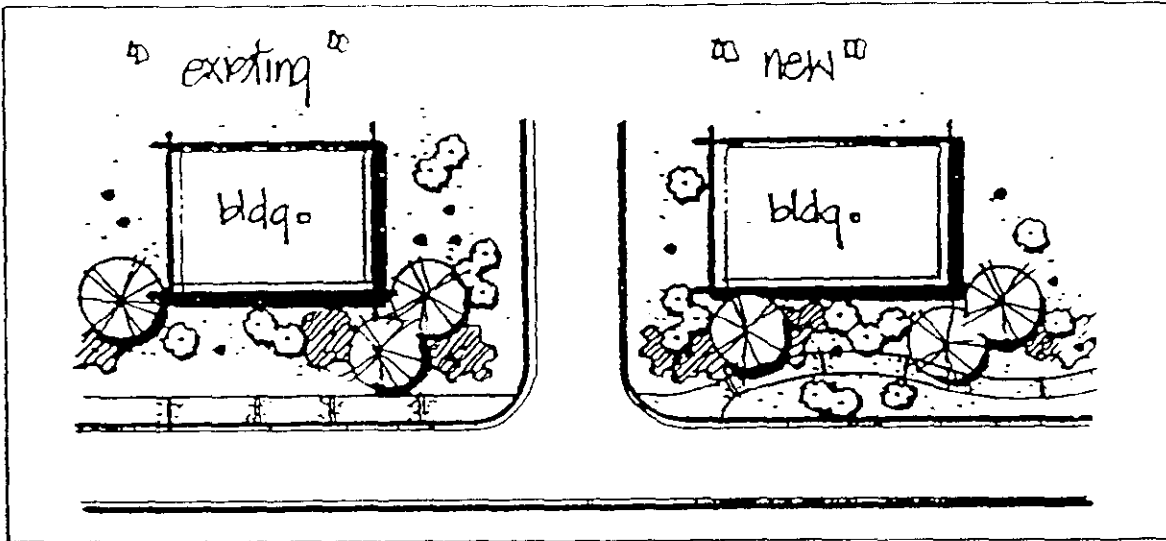


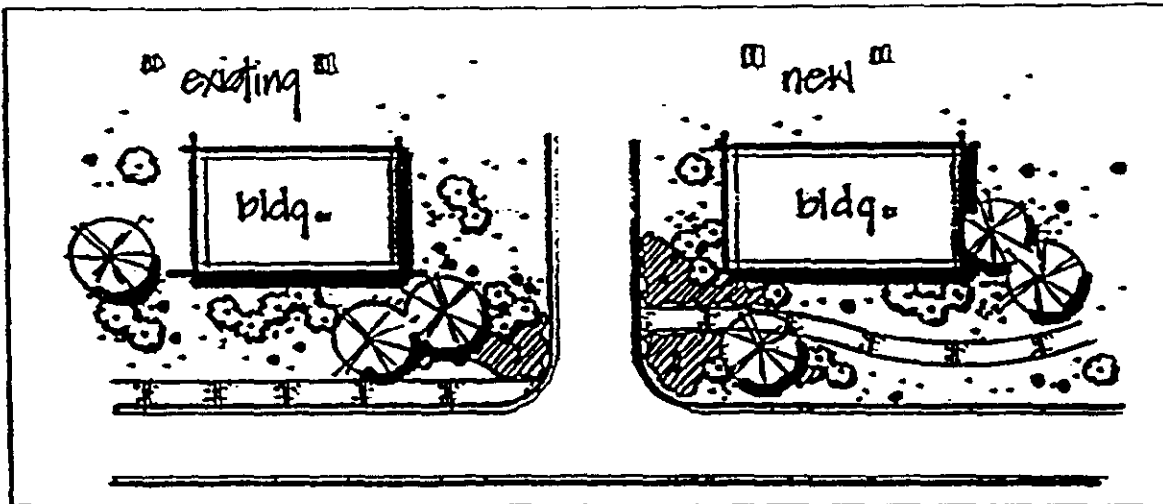
FIGURE 3

STREET/SIDEWALK CONTINUITY

New projects and redevelopment projects shall interconnect with existing walks.



DO THIS



DONT DO THIS

Illustration credit: City of Sedona, Arizona, Land Development Code

FIGURE 4

SIMPLE CIRCULATION PATTERNS

Pedestrian circulation patterns shall be simple and easily comprehended by the user, and generally should follow landscaped islands and perimeters leading directly to building.

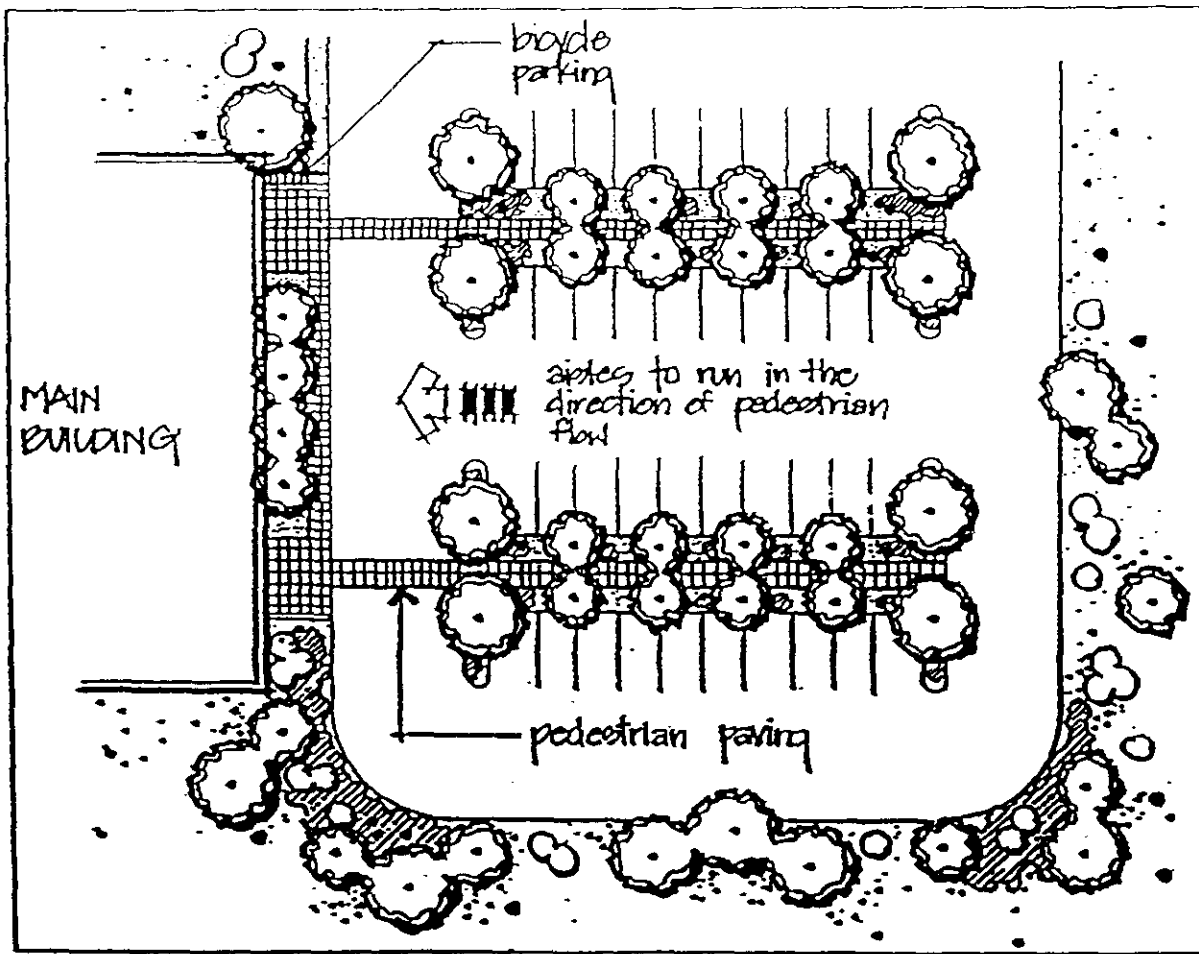


Illustration credit: City of Sedona, Arizona, Land Development Code

FIGURE 5

PEDESTRIAN CROSSINGS

Material and/or color changes shall occur where pedestrian pathways cross all vehicular use areas.

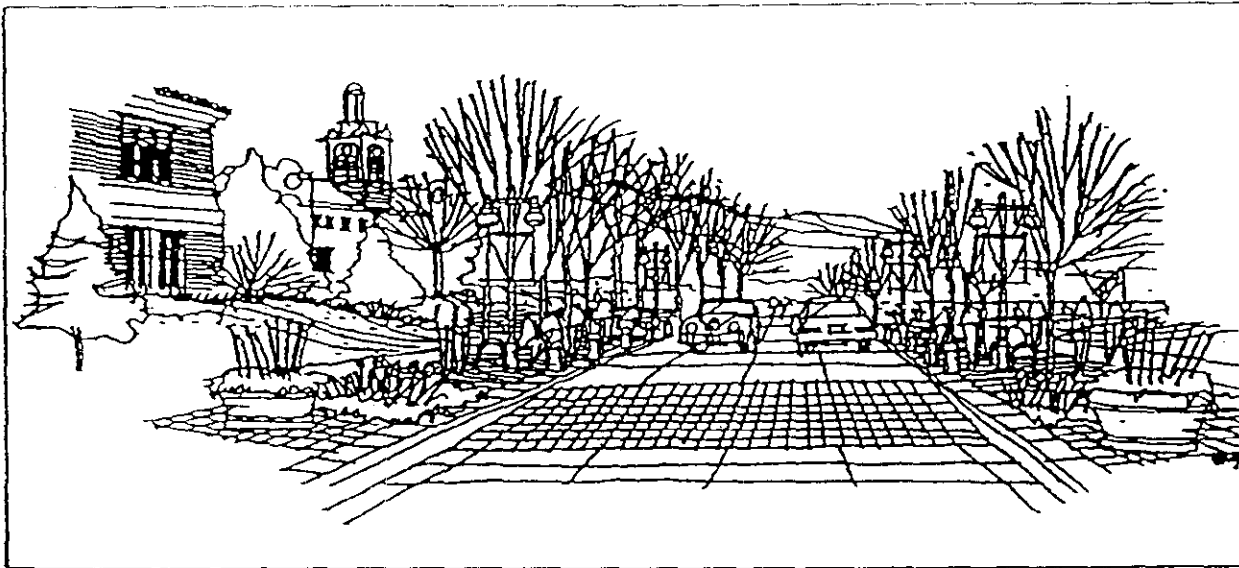


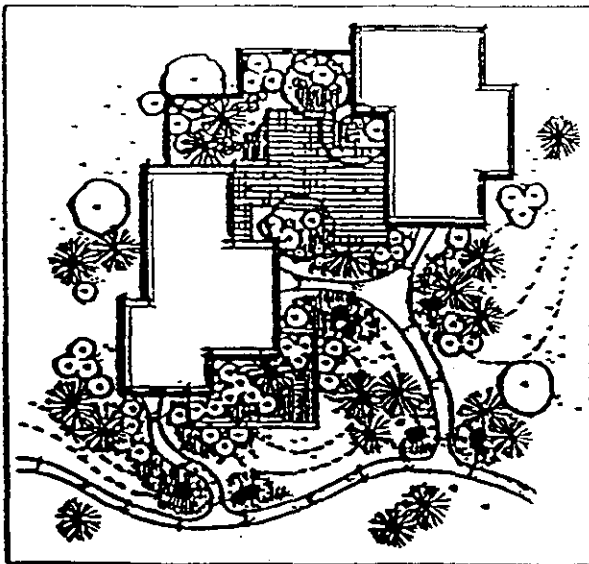
Illustration Credit: City of Fort Collins, Colorado, Site Planning and Design Standards

FIGURE 6

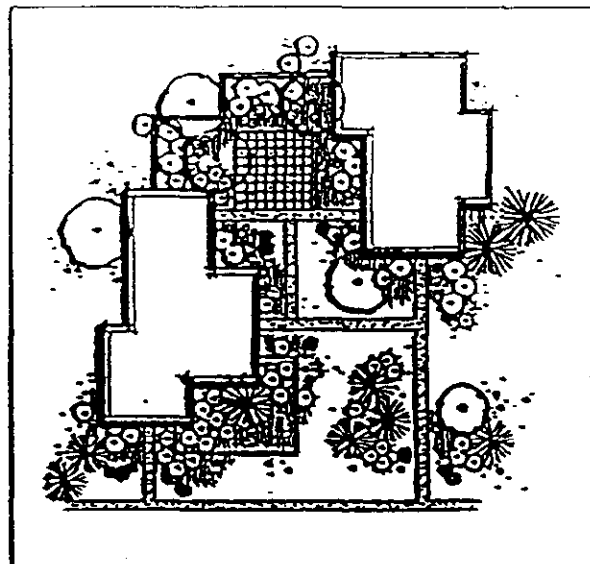
WALKS AND PATIOS

Walks and patios may be included as part of an overall comprehensive landscape plan. The use of plant materials, planters, and multiple paving materials within the overall project design is encouraged. Where underground utilities need to be accessed under walkways or patio areas, then modular units which are easily removable and replaced should be used to reduce waste.

Free-form, meandering sidewalks and paths are preferred, rather than rigid, straight-line alignments.



DO THIS



DONT DO THIS

Illustration credit: City of Sedona, Arizona, Land Development Code

FIGURE 7

LANDSCAPE BUFFERS

Landscape buffers will maintain a sense of the natural surroundings by the use of indigenous plant material and the incorporation of existing vegetation. Landscape improvements should be structured to create filtered views and vistas both within and out of the site.

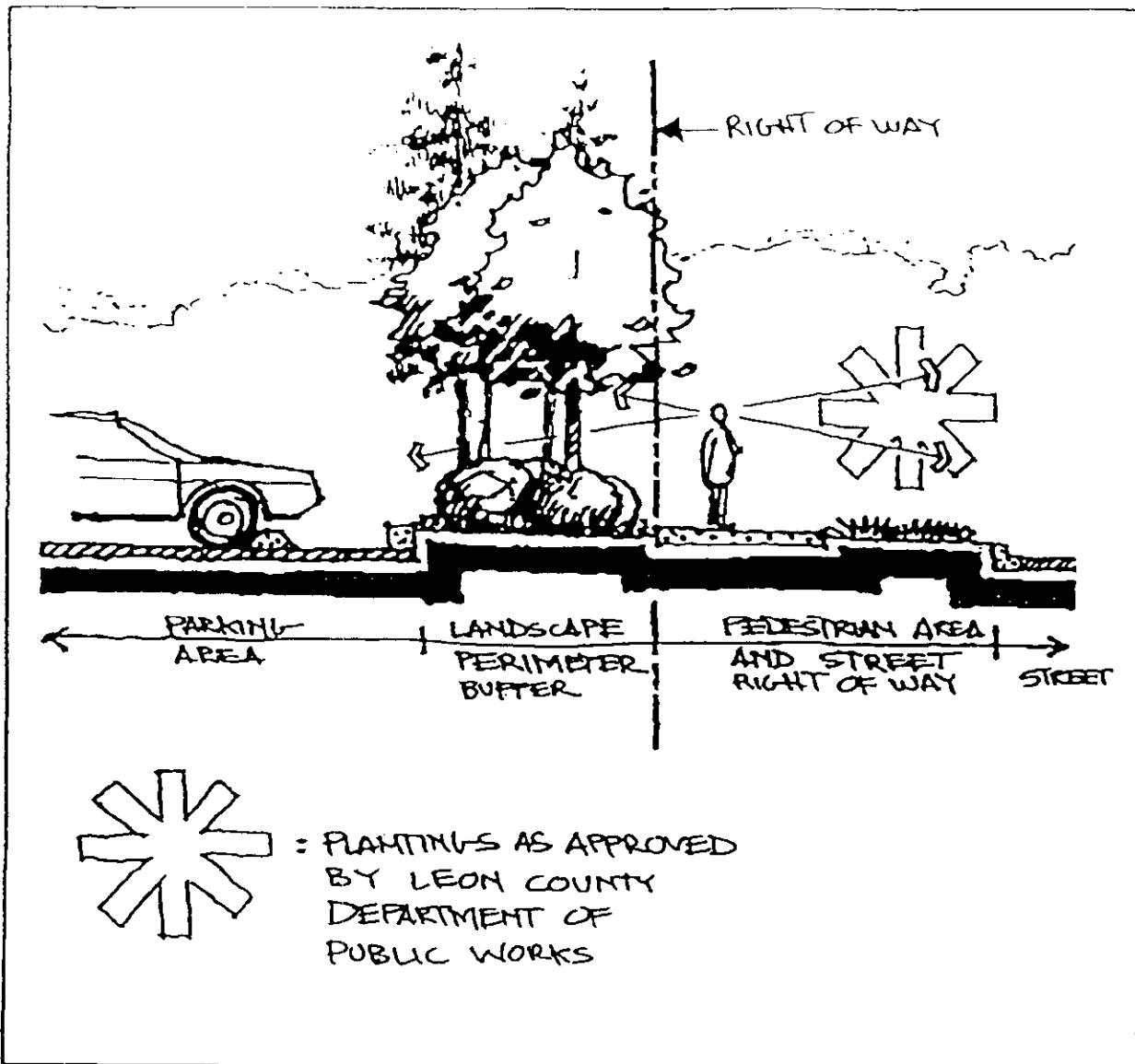
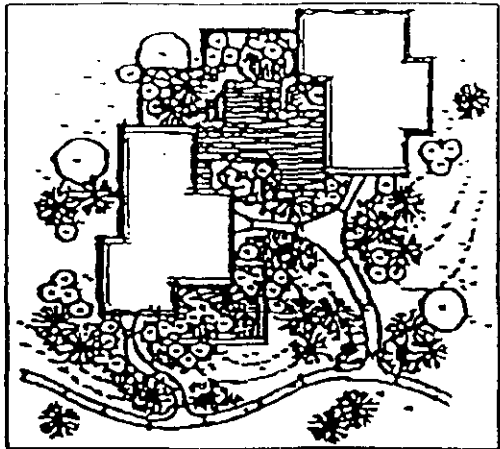


FIGURE 8

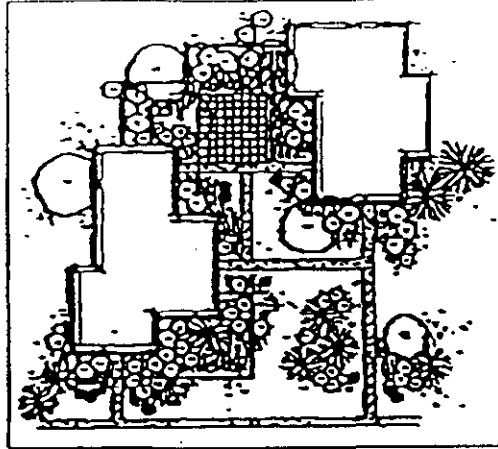
WALKWAYS

Walks may be included as part of an overall comprehensive landscape plan. Free-form, meandering sidewalks and paths are preferred to preserve natural vegetation or to create landscape views. Walkways consisting of geometric alignments may be utilized if determined more appropriate for the design application.

Encouraged materials include colored concrete, paver blocks and other bituminous materials.



FREE-FORM

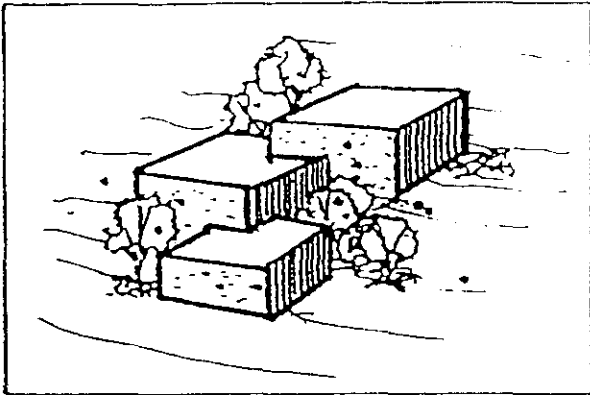


GEOMETRIC

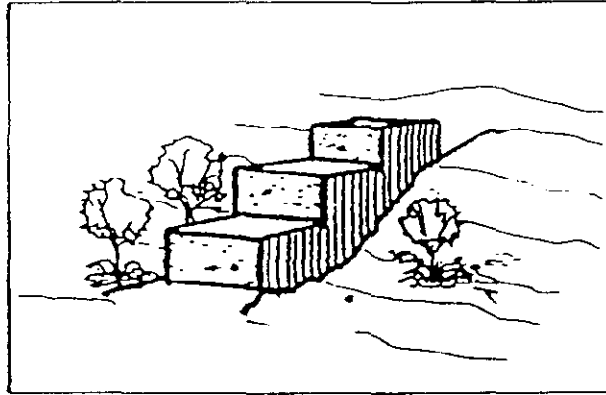
FIGURE 9

EARTHWORK DISTURBANCES

Building placement on slopes should not only develop stepped massing, but should also create plan view offsets to save vegetation and landforms.



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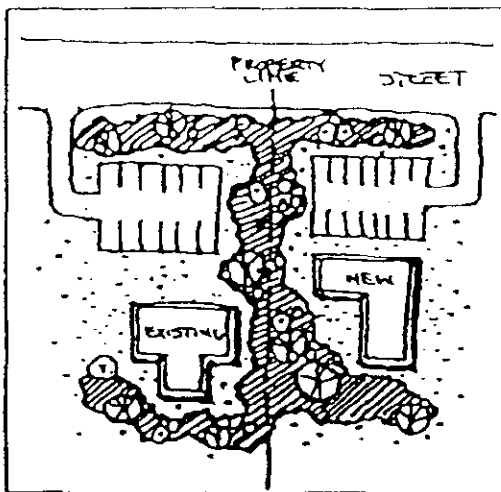
DONT DO THIS

Illustration credit: City of Sedona, Arizona, Land Development Code

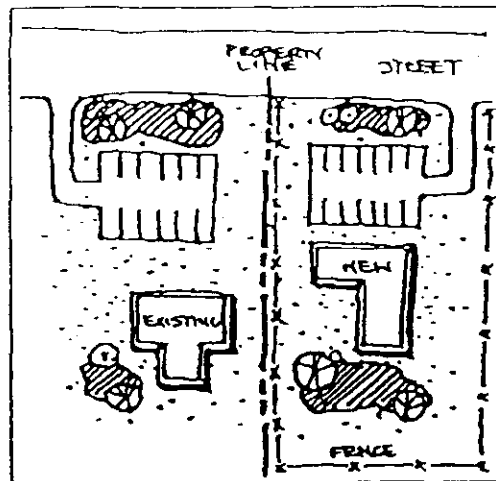
FIGURE 10

VISUALLY CONNECTED OPEN SPACES

Open spaces and landscape areas should provide visual connection between similar spaces on adjacent sites by creating unobstructed views and applying the use of complementary elements (i.e. walkways, vegetation, lighting) within the open space.



DO THIS

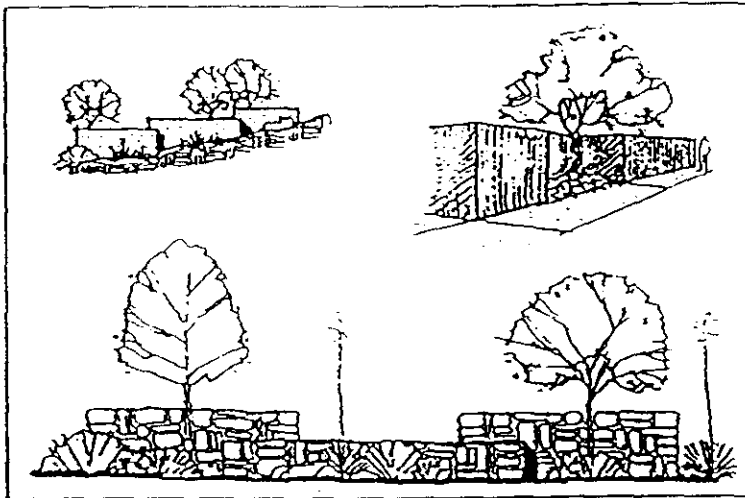


DON'T DO THIS

FIGURE 11

ARTICULATE FENCES AND WALLS

Walls and fences greater than 40 feet in unbroken length shall be designed to increase shadow patterns, provide interesting visual effects and reduce apparent mass. Walls and fences on slopes shall follow the terrain.



Where a new wall or fence would create a continuous surface greater than 20 feet in length, it shall also be softened visually with tree, shrub, and/or vine plantings.

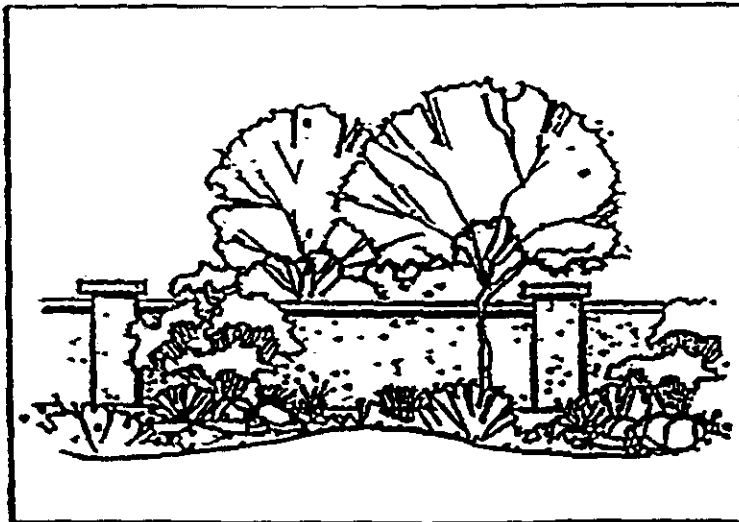


Illustration credit: City of Sedona, Arizona, Land Development Code

FIGURE 12

TOPOGRAPHIC TRANSITIONS

Transitions at property edges should seem natural for the surrounding terrain. Where the existing terrain is generally level, avoid slopes greater than 1:3 at property lines. Preservation of natural features may require alternative slope conditions.

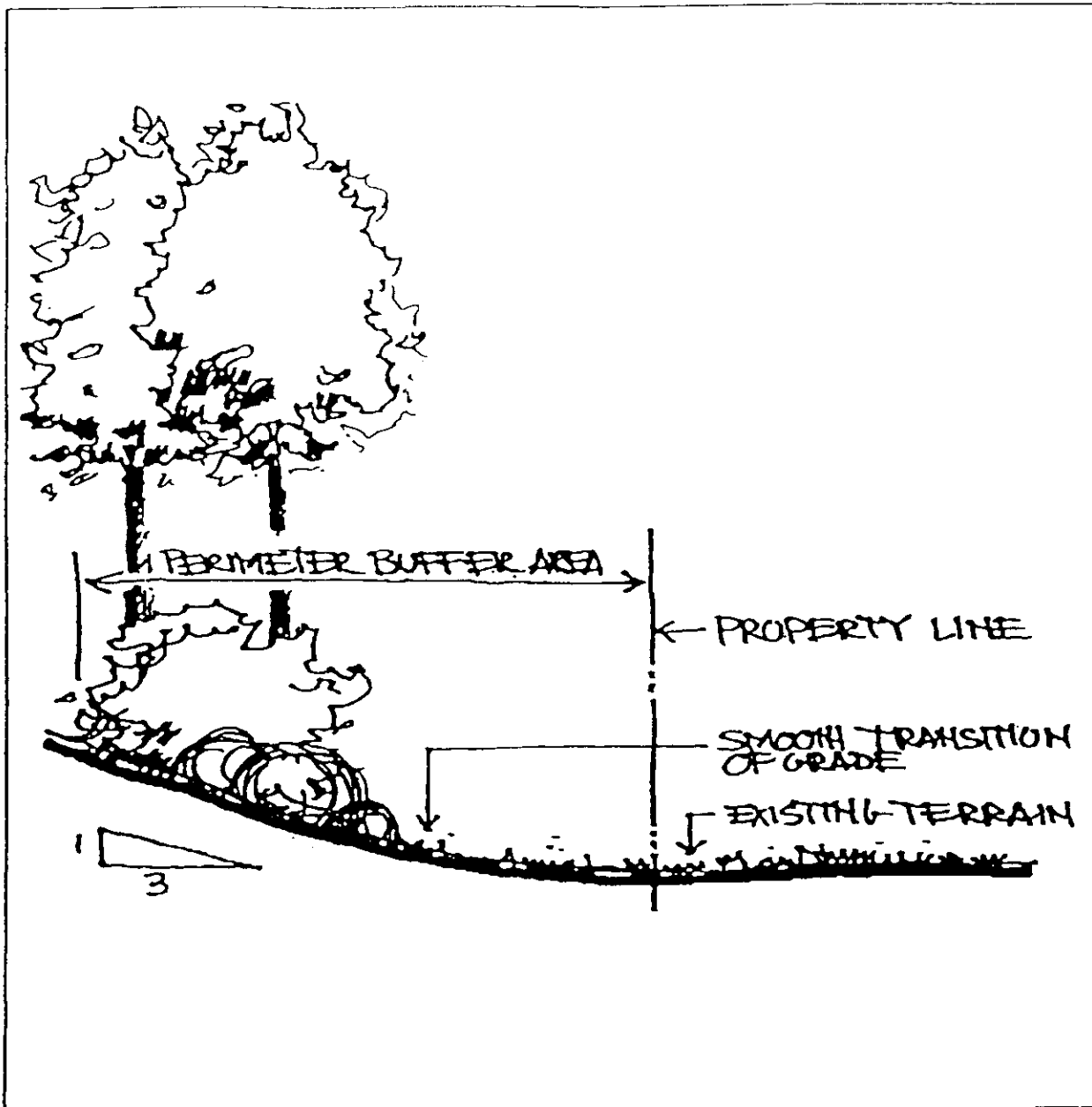


FIGURE 13
CUT AND FILL SLOPES

Cut and fill slopes shall be rounded where they meet natural grade so that they blend with the natural slope.

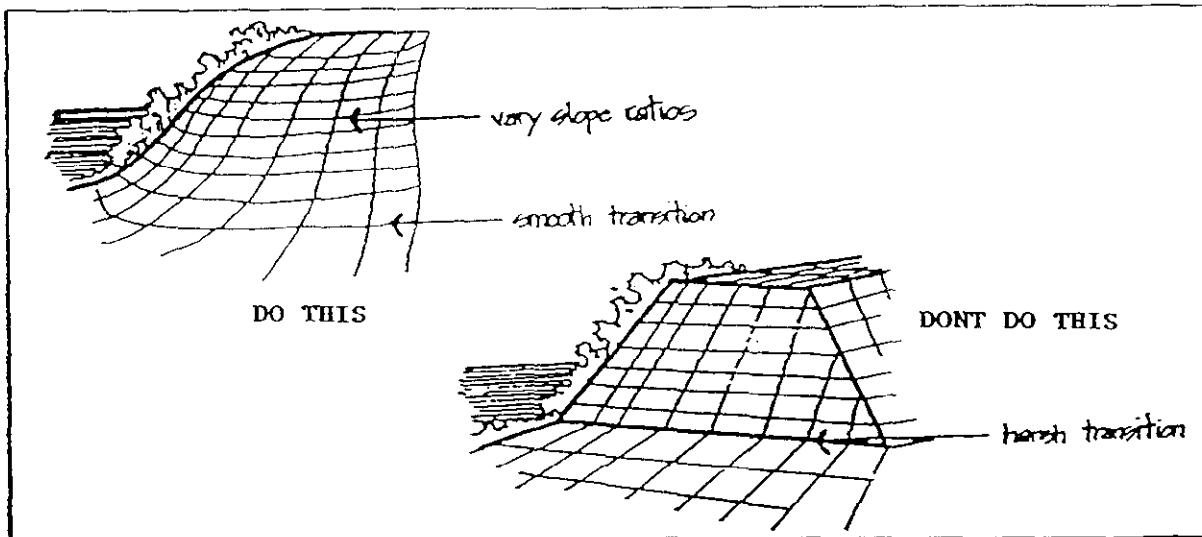
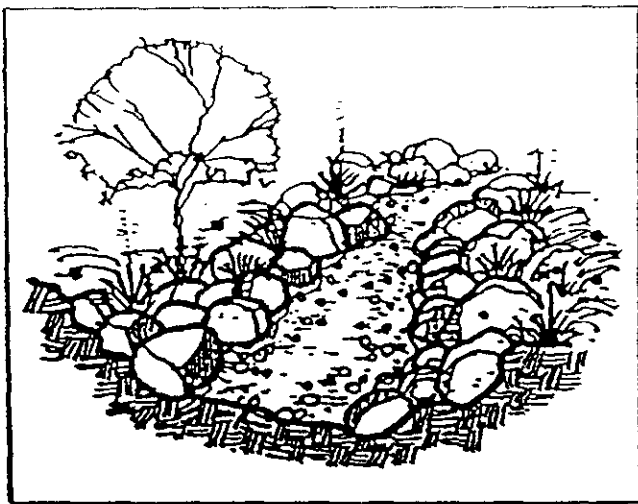


Illustration credit: City of Sedona, Arizona, Land Development Code

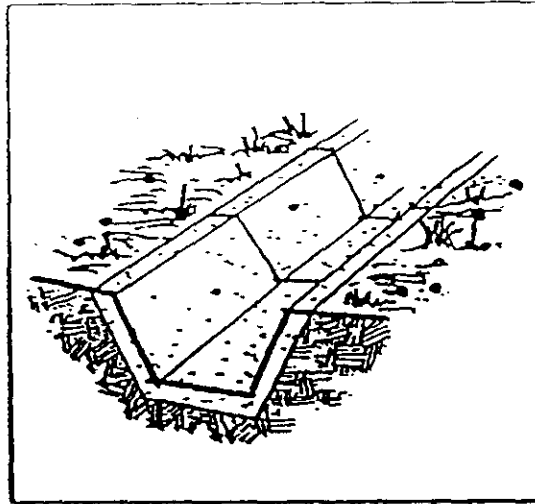
FIGURE 14

DRAINAGE CHANNELS

The use of concrete channelization for drainages requiring mechanical stabilization is discouraged. A preferred method is armoring with drylaid native or riverwashed rock of a variety of shapes and sizes to provide a more natural appearance, allowing for some vegetation and encouraging the groundwater recharge process. Uniform coverage by such armoring is discouraged, but emphasis should be placed on naturally shaped coverages where the drainages are most prone to erosion, such as on the outside of curves. Riparian tree planting on such portions of drainage edges may be combined with such emphasized armoring.



DO THIS



DONT DO THIS

Illustration credit: City of Sedona, Arizona, Land Development Code

FIGURE 15

NATURALLY SHAPED STORM WATER
MANAGEMENT FACILITIES

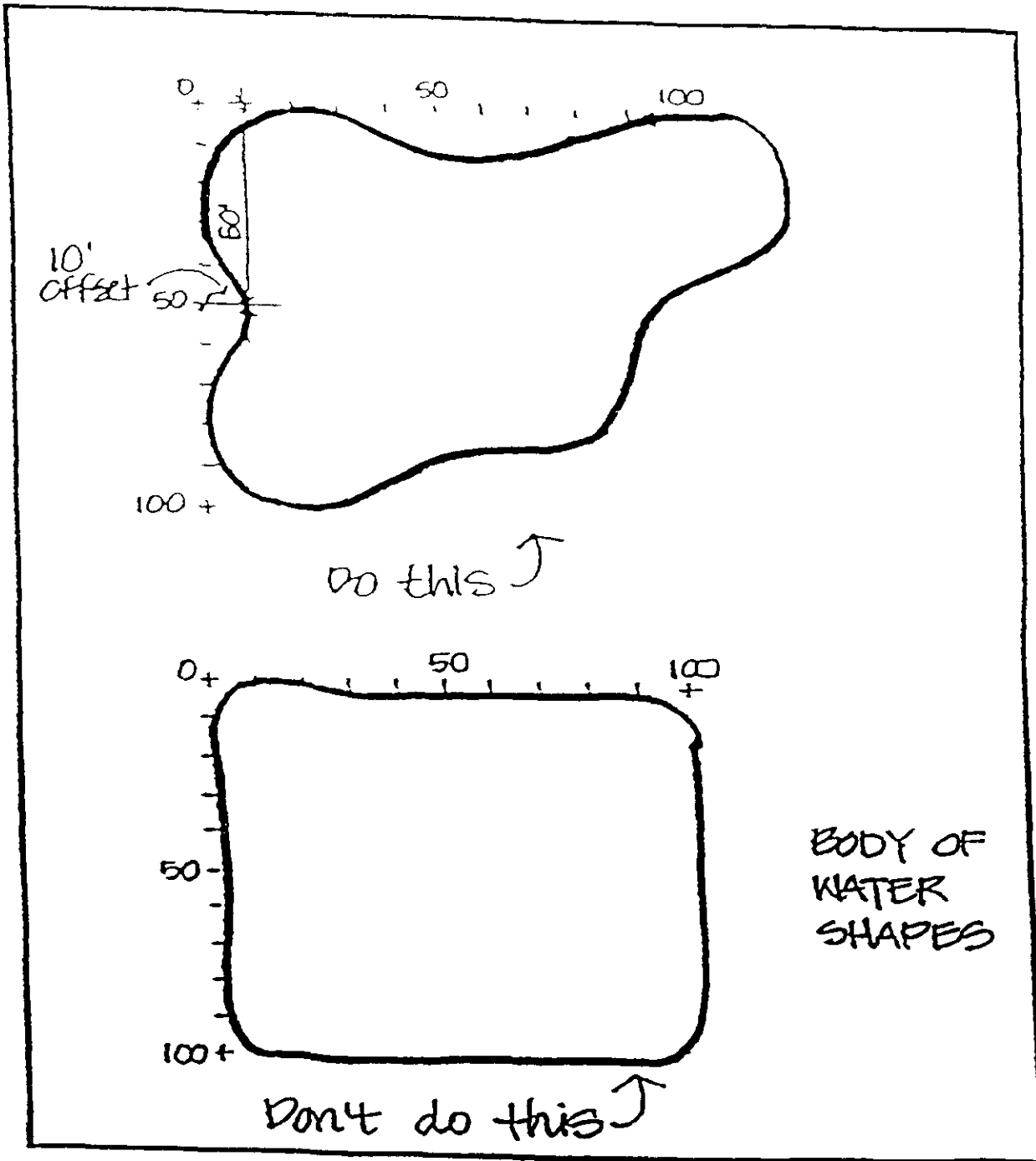


Illustration credit: Collier County Florida, Land Development Code

FIGURE 16

SERVICE AREAS

Service areas shall be located to the rear, side, or to an internal location where visibility from public streets and windows of neighboring buildings will be minimized.

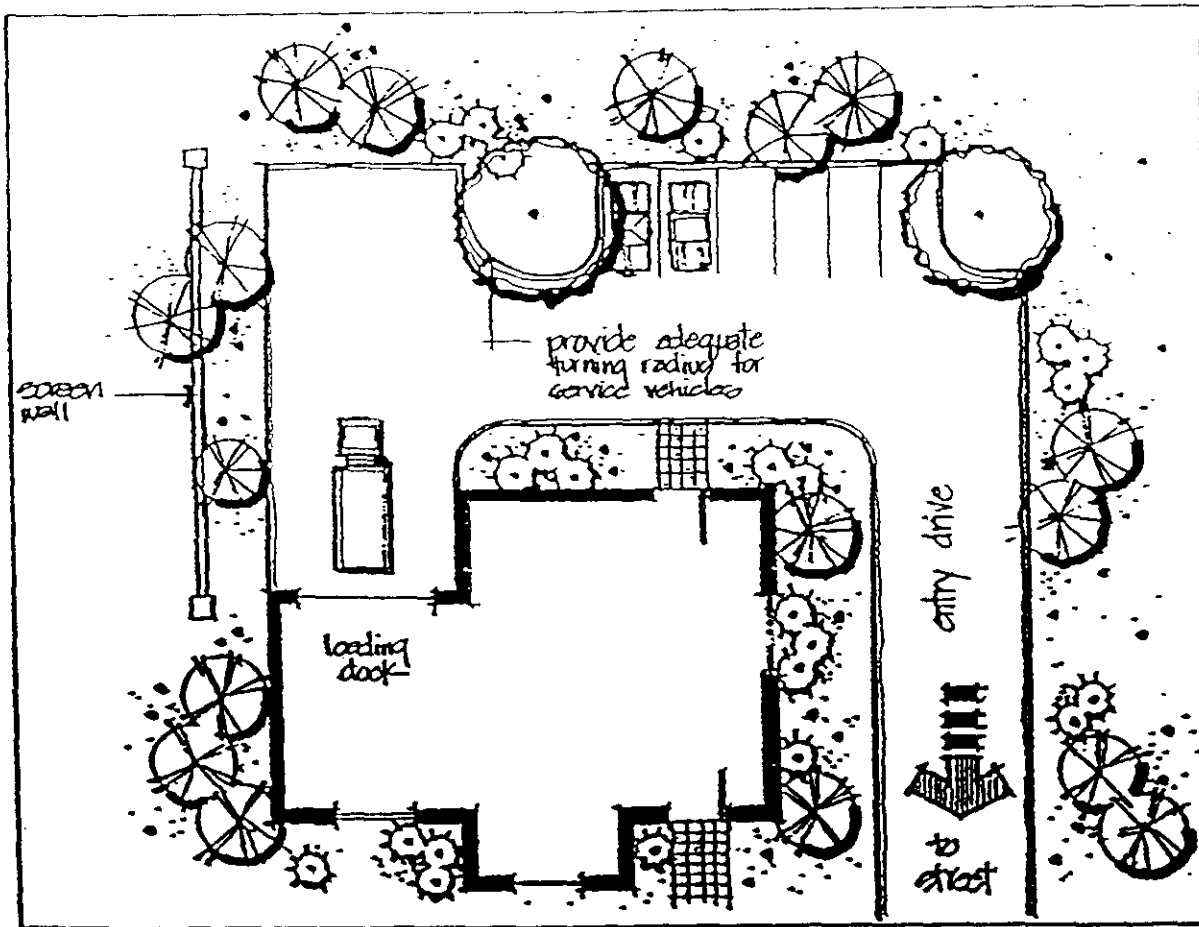


Illustration credit: City of Sedona, Arizona, Land Development Code

FIGURE 17

MECHANICAL EQUIPMENT

Mechanical equipment such as air conditioners, dumpsters, electrical meters, tanks, etc., shall be screened by appropriate walls and fences and softened visually with vine and shrub plantings. Small surface-mounted equipment such as valves, gas, electric and water meters, can be screened efficiently by appropriate shrubs and landscape design.

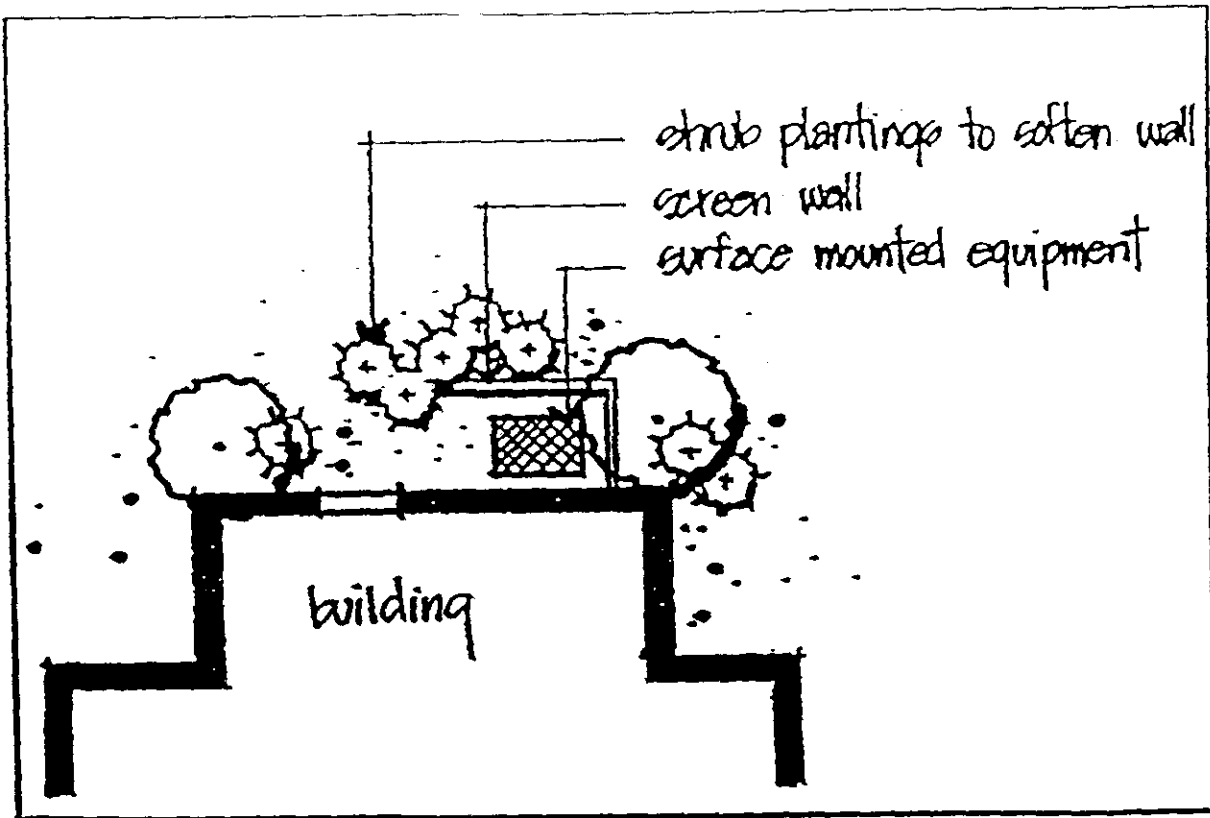
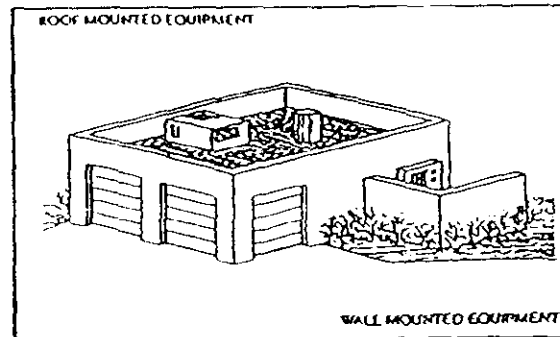


Illustration credit: City of Sedona, Arizona, Land Development Code

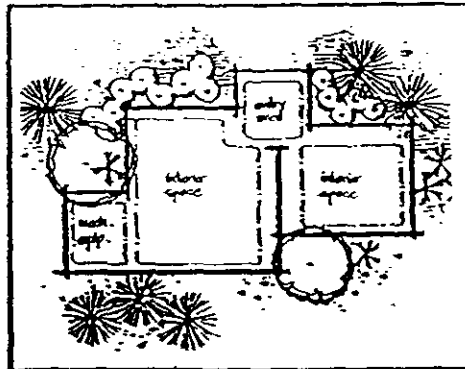
FIGURE 18

MECHANICAL EQUIPMENT AND ACCESSORY USES



*Illustration Credit: City of Santa Fe, New Mexico,
Architectural Design Review Handbook*

In the initial design stage of a development project, consideration shall be given to incorporating mechanical and electrical equipment into the architectural form and layout of the building to reduce the need for screening.



*Illustration credit: City of Sedona, Arizona,
Land Development Code*

Uses and equipment to be screened:

The following equipment and uses shall be screened from public right-of-ways, access ways, and adjacent properties:

- **Trash and refuse collection areas**
- **Mechanical equipment such as air conditioners, pumps, and motors**
- **Propane tanks and other storage tanks**
- **Electrical equipment, including switching equipment and transformers**
- **Valves, vents, and utility meters**
- **Satellite dishes**
- **Rooftop skylights to prevent unwanted light effects at night**
- **Solar collectors**
- **Grouped mailboxes**
- **Grouped newsstands**

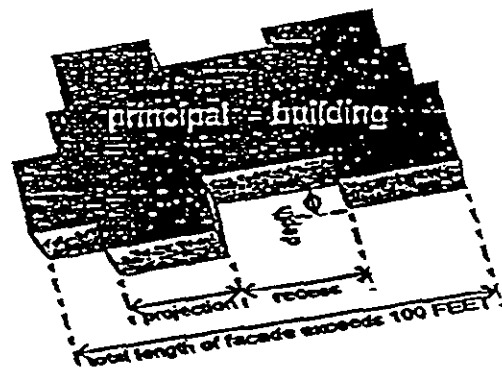
FIGURE 19

FACADES AND EXTERIOR WALLS

Facades shall be articulated to reduce the massive scale and the uniform, impersonal appearances of large retail buildings and provide visual interest that will be consistent with the community's identity, character and scale. The intent is to encourage a more human scale that area residents will be able to identify with their community.

Standard:

- a) Facades greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the facade and extending at least 20% of the length of the facade. No uninterrupted length of any facade is to exceed 100 horizontal feet.
- b) Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than 60% of their horizontal length.
- c) This provision shall not apply to mini-warehouse developments where buffered from public roadways, access ways, and adjacent land uses.



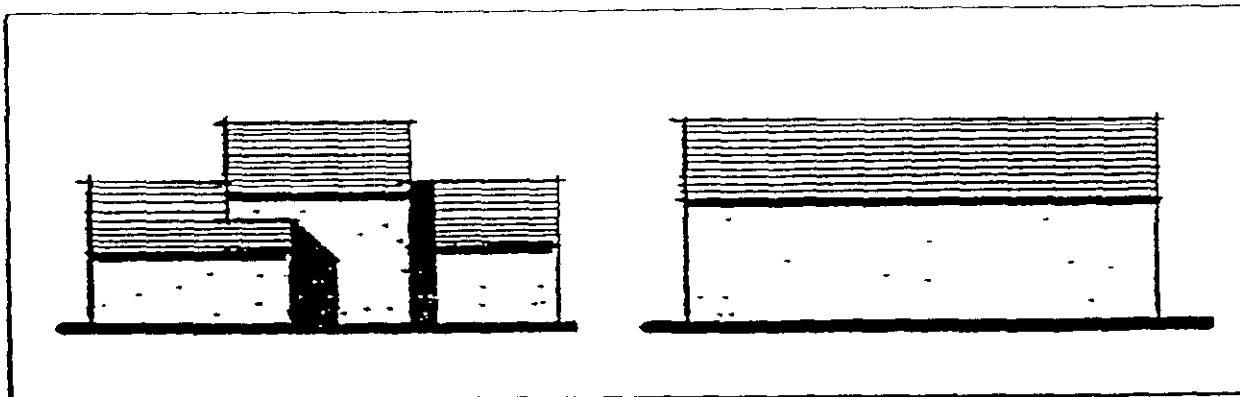
Animating features such as these must total 60% of total facade length for any facade abutting a public street or access way.

FIGURE 20

BUILDING SURFACES

Large or long continuous wall surfaces should be avoided. As a general principle, large building surfaces shall be relieved with a change or wall plane that provides strong shadow and visual interest.

Every building shall reduce its perceived height and bulk by dividing the building mass into smaller scale components.



DO THIS

DON'T DO THIS

Illustration credit: City of Sedona, Arizona, Land Development Code

FIGURE 21

BUILDING FACADES

Architectural features and patterns should be used to provide visual interest. Variations in building mass, height, and width should be used to articulate a street scape and to achieve pedestrian scale.

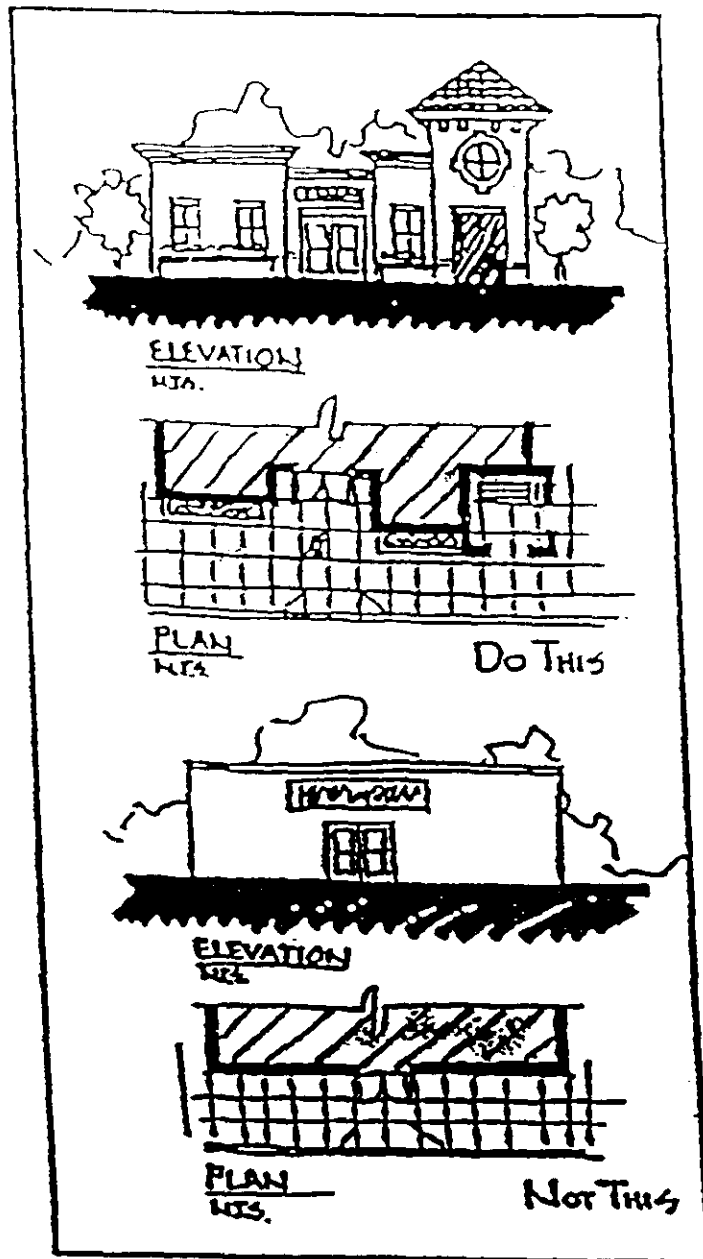


Illustration credit: Collier County Florida, Land Development Code

FIGURE 22

CREATION OF VISUALLY INTERESTING STREET SCAPE
AT A PEDESTRIAN SCALE

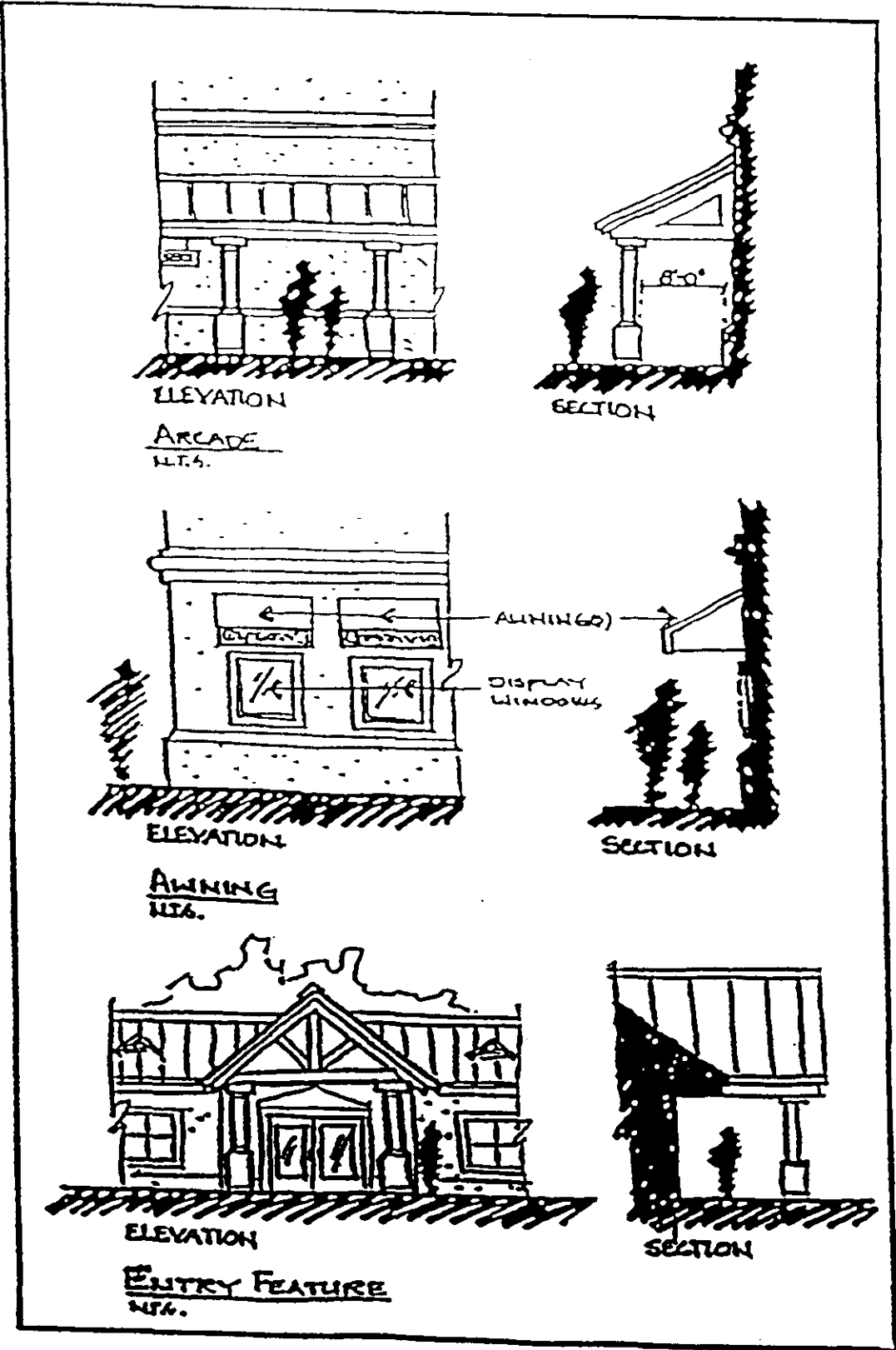


Illustration credit: Collier County Florida, Land Development Code

FIGURE 23

ARTICULATION OF A CONSISTENT AND INTEGRATED ARCHITECTURAL STYLE

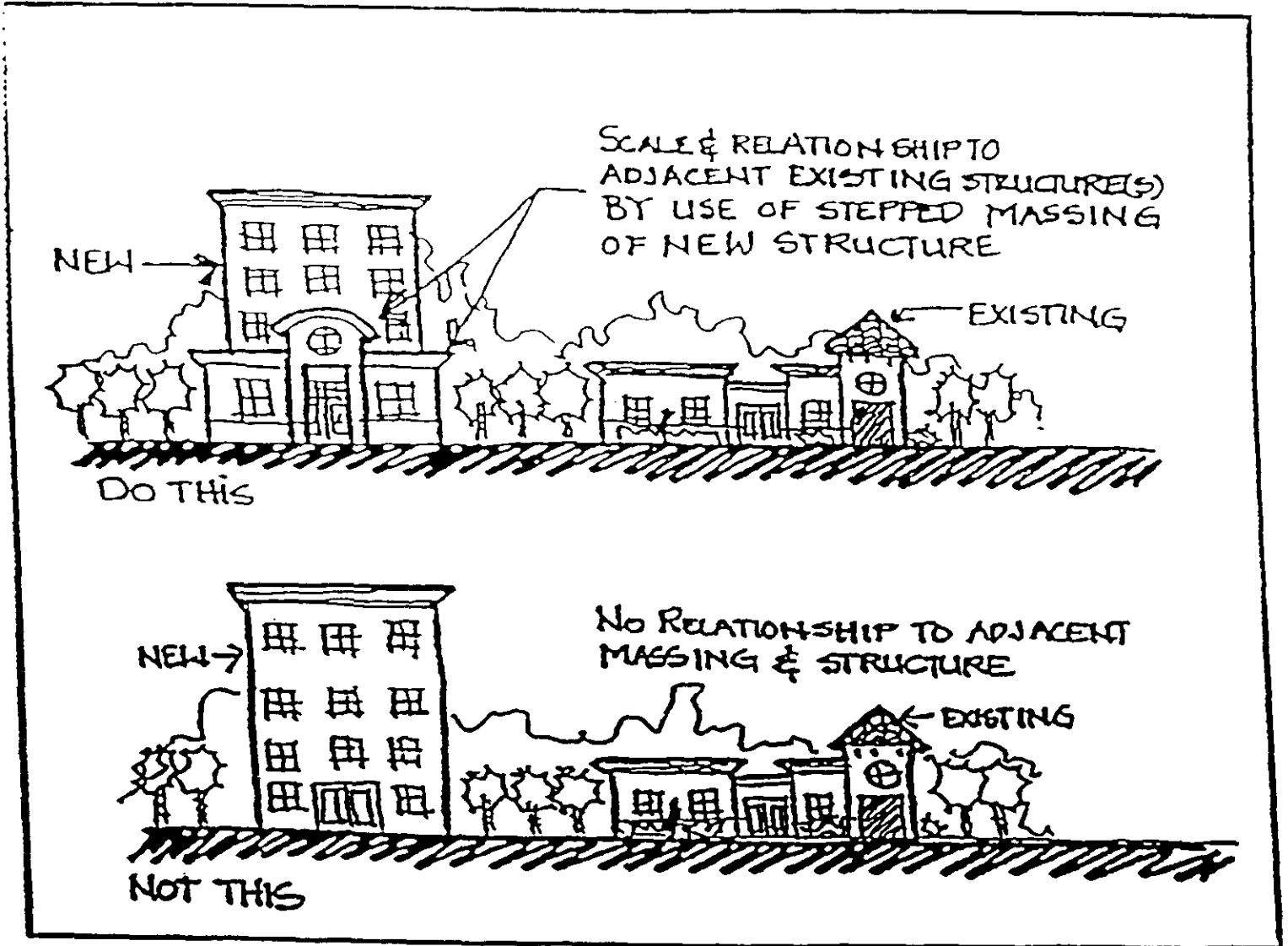


Illustration credit: Collier County Florida, Land Development Code

FIGURE 24

BUILDING FACADE TREATMENT

Repeating facade treatments including a change in plane with the use of reveal, offset, or projecting rib can be used to provide architectural expression at a pedestrian scale.

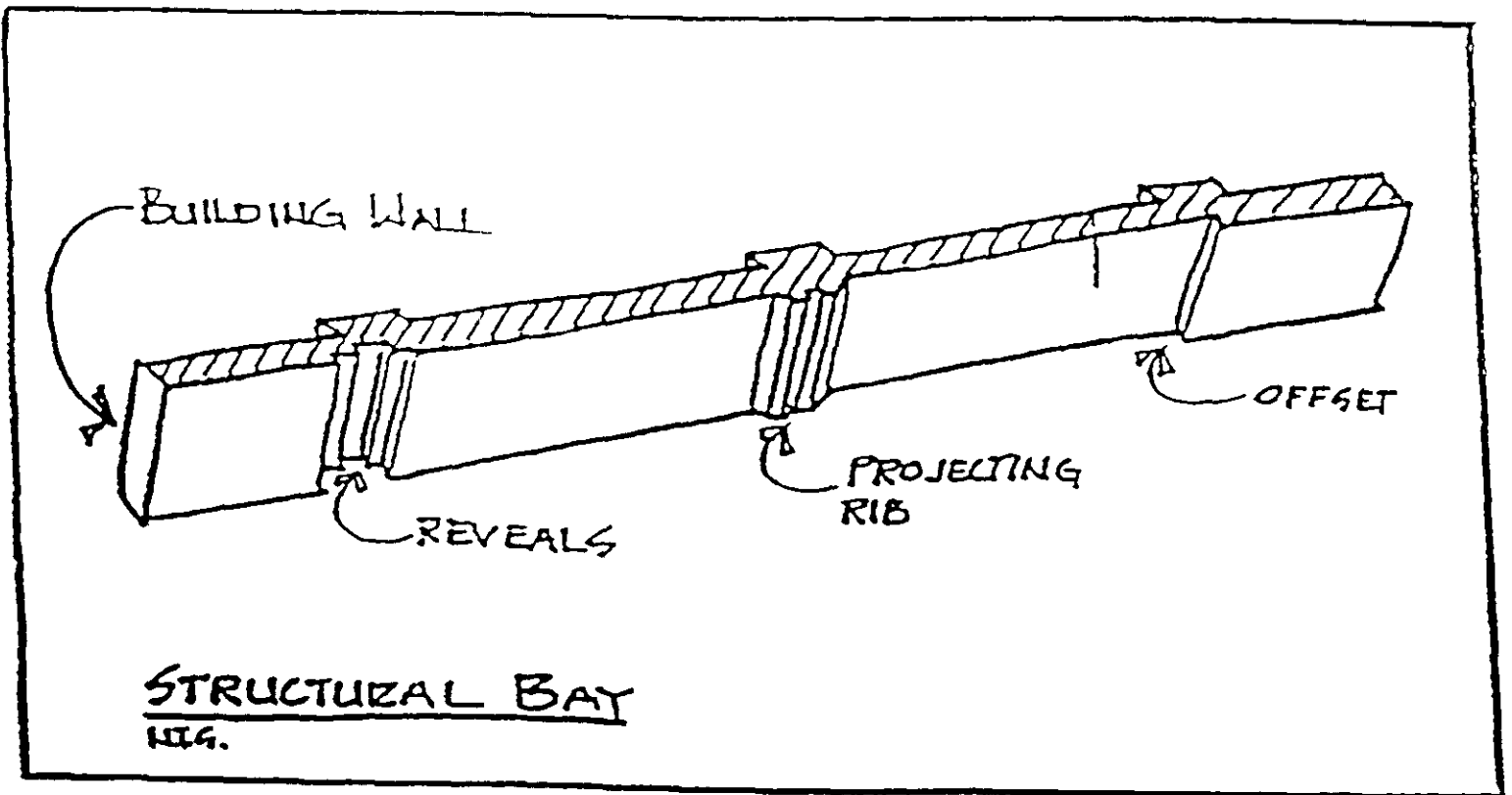
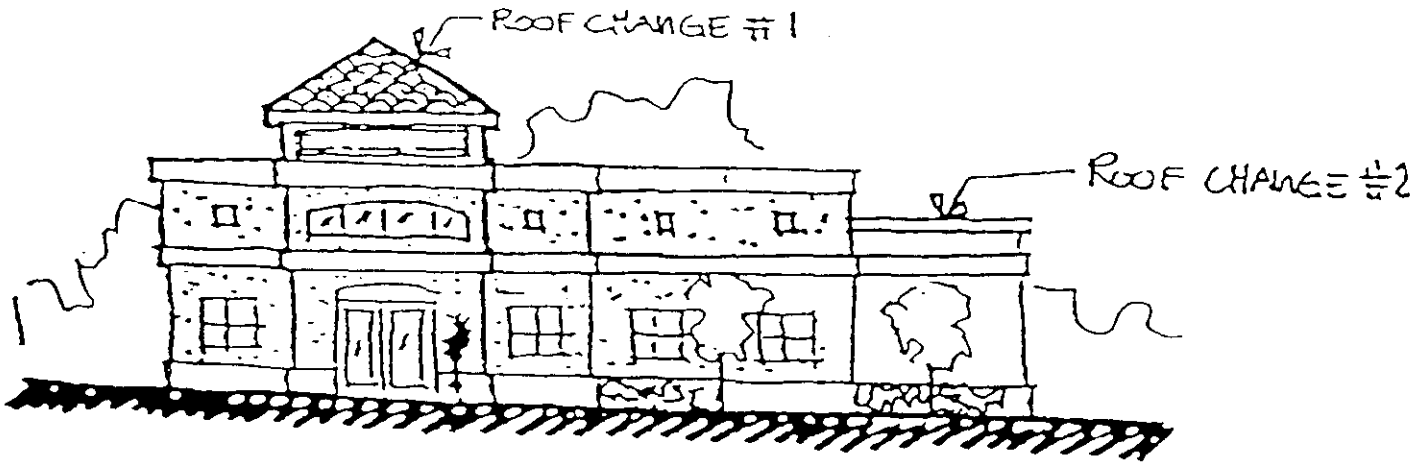


Illustration credit: Collier County Florida, Land Development Code

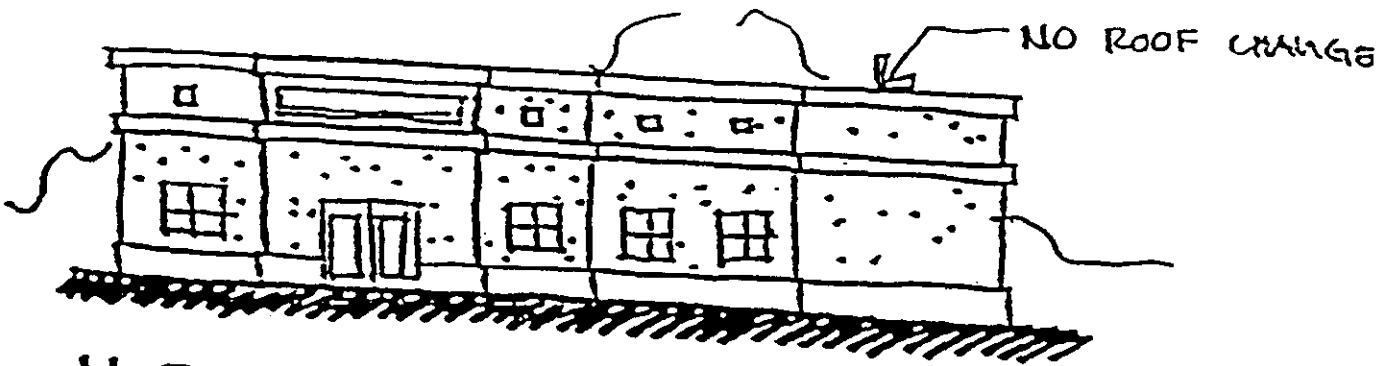
FIGURE 25

VARIATION IN ROOF LINES

Building massing can be reduced thereby achieving visual interest and pedestrian scale by incorporating variation in roof lines.



DO THIS



NOT THIS

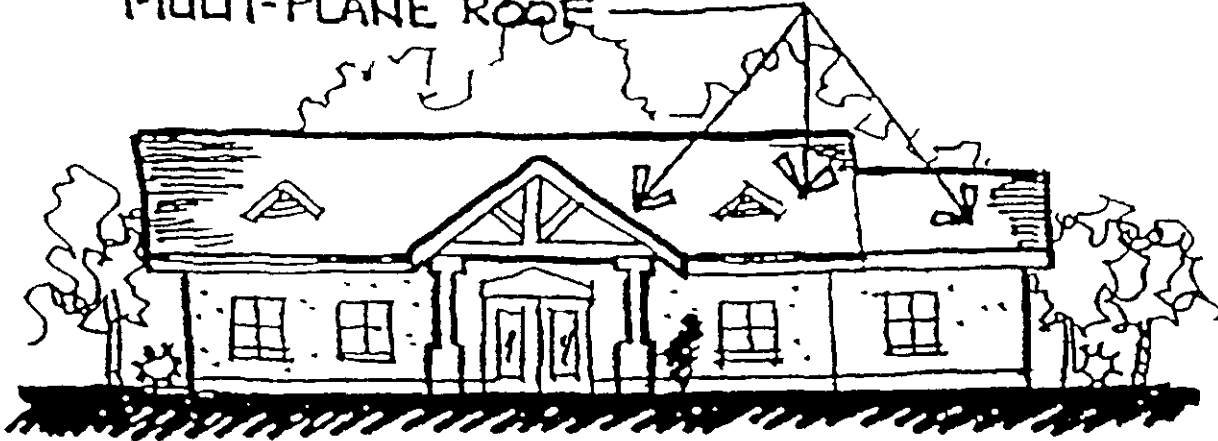
Illustration credit: Collier County Florida, Land Development Code

FIGURE 26

ROOF TREATMENTS

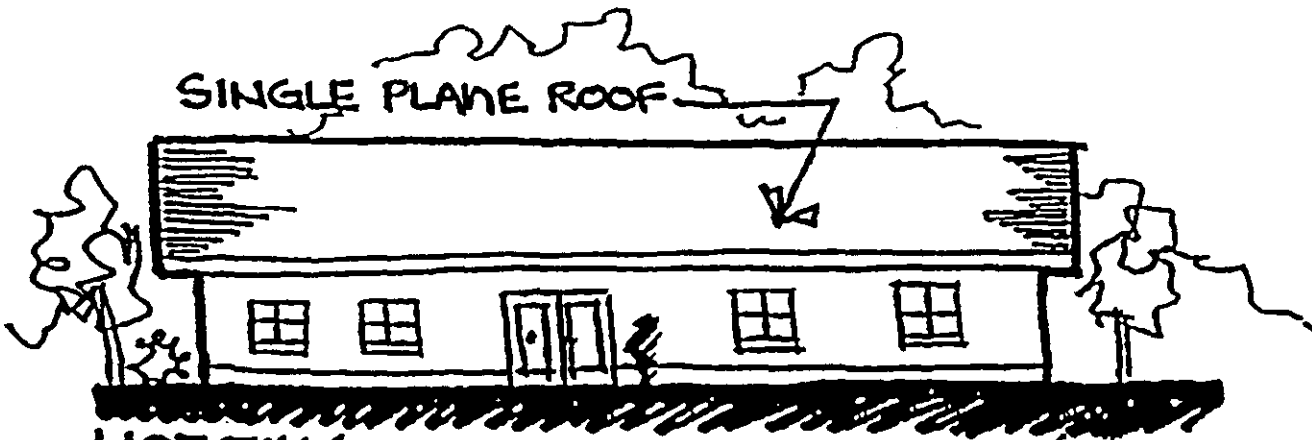
The incorporation of multiple roof slope planes provides architectural detail and visual interest. They can also be used to articulate a building's entrance and to enhance pedestrian scale.

MULTI-PLANE ROOF



DO THIS

SINGLE PLANE ROOF



NOT THIS

APPENDIX

Bradfordville Site & Building Standards Guidelines Manual Meeting

November 15, 2001

Growth and Environmental Management Department Building

6:30 PM

A draft of the Bradfordville Site and Building Standards Guidelines Manual was distributed to stakeholders in the Bradfordville Commercial Center area. A meeting was held on November 15, 2001 where the stakeholders met with County staff to offer comments and suggestions about finalizing the draft Bradfordville Site and Building Standards Guidelines Manual for presentation to the Board of County Commissioners.

The following are comments and suggestions from that meeting. Some of the comments are procedural in nature and do not address the contents of the Manual.

Bradfordville Stakeholders and County staff present for the meeting

Pamela Hall	Tom Birschbach	Bill Heiman	Roy Knight
Jim Stolz	Bill Godfrey	Joe Serpico	Jim Godfrey
Harry Middlebrooks	Randie Denker	LeAnne Jowers	Jared Beck
Jack Buford	Gary W. Johnson	David McDevitt	Dana Gibbs

Stakeholders Comments and Suggestions:

1. Chain link fencing, and fence post should be covered with black vinyl.
2. Prohibit flat roofs.
3. Signs, store front, flush mounted, not perpendicular.
 - Maximum number of signs, road side signs
 - Limited number in a certain space
4. Should and Can to be replaced with MUST and SHALL, mainly in the diagrams.
5. MUST and SHALL is used that does not allow for creativity.
6. Define compliance because of "should" and "can" terminology.
7. Some things should be open for creativity and some should be closed.
 - Only allowed if creativity or adding to rural or historical nature of the community
 - Predictable factor with detail regulations for design standards
 - Good professional architecture
8. Guidelines to retain the natural components to match rural nature.
 - Use landscaping as necessary to retain natural component
9. Not being tied to a specific building material.
10. Parking lot in the back is unsafe. Landscaping and reduced lighting could be unsafe if parking lot is in the back.
11. Public use requirements are an expense and do not apply to every design.
12. Lighting not addressed sufficiently. Shield lighting is needed.
13. Signs being cluttered not addressed sufficiently in the manual.
 - 100 sq ft is to large
 - Not total agreement about the 100 sq ft height.
 - Type/Material used for the sign should be an issue
 - Size of sign location, including height, should be considered with the number of businesses of the location.

14. Graphs are not good in the manual.
15. Use the FAMU School of Architecture along with conducting another Charette.
16. Theme developed for the design manual.
17. Encourage pervious parking, need to follow Comprehensive Plan, enforced by County.
18. Citizen Architectural review committee to analyze and approve site and building plans.
19. Open up the Development Review Committee (DRC) process more to allow for citizen input.
 - Greater notification for Pre-Application and Technical Review Meetings
20. Landscape architect to meet with developer before building occurs.
 - Meet at the NIT level
21. Should not be locked into stormwater pond configuration.
22. One standard for the County verses developers.
23. Guidelines about retaining natural areas, to be placed in the manual.
 - Patches of natural area, and types
 - Must do and after the fact landscaping
24. Disagreement with natural area calculations.
25. Development standards a concern, not as concerned about design standards.
26. Objective and understandable architectural guidelines that are compatible with the surrounding neighborhood.
27. Wide variety of building materials can be contrary to workable and consistent design standards. Get an expert group to translate the vision to specific design standards, including the landscape architecture.

Staff response to some of the stakeholders comments and suggestions.

1. The draft manual, Bradfordville Sector Plan and Ordinance 00-31 do not require parking to be in the rear or back of the building. Options are available for parking in the front of the building if the appropriate vegetated buffer is utilized.
2. Revisions were made to the draft manual to use the present County Sign Ordinance.
3. County staff do not support the establishment of a Citizen Architectural Review Committee
4. Some diagrams have been removed based on the suggestion as being unnecessary.
5. Natural area requirements are contained in the County's Land Development Regulations that requires 25% of a development area to remain natural.
6. To allow for flexibility and creativity, County staff supports the continued use of the words "should" and "can".

Section 10-959(c)(2-6)

(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, 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 10-959(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 than 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 10-959(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 non-residential 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 non-residential 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 ration standard for non-residential development in the district, subject to site limitations. Building floor area shall be the sum of gross leasable non-residential 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 public open 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 many 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 man-made materials, such as 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 10-1107 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 XIII of Chapter 10 of the Leon County Code of Laws. 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 onsite structure.

Section 10-960

Scenic Overlay District

- (a) **Purpose and intent:** The Scenic Overlay District applies to unique natural environments within Leon County that warrant special protection. The district protects identified scenic viewsheds from development that would reduce property values and threaten natural resources through unnecessary destruction of vegetation.

- (b) **Applicability:** The Scenic Overlay District shall apply to the following areas:
 - (1) Lake McBride: the provisions of the Lake McBride Scenic Overlay District shall apply to all development within the Lake Viewshed Overlay as designated in Figure 12 of the Bradfordville Sector Plan surrounding Lake McBride, except the following:
 - a. construction or alteration of an accessory structure to a single-family, single-family attached, or duplex residential structure if:
 - 1. not more than one principal residential structure is maintained on a legal lot or tract; and
 - 2. the proposed improvement is not located in Zone “A” of the Lake McBride Special Development Zone;
 - b. interior alteration of an existing building that does not increase the square footage, area, or height of the building;
 - c. construction of a fence that does not obstruct the flow of water;
 - d. clearing an area up to 15 feet wide for surveying and testing, unless a tree more than 12 inches in diameter is to be removed;
 - e. restoration of a damaged building that begins within 12 months of the date of the damage provided that the reconstruction does not increase the lot area or the impervious coverage or height of the building prior to its damage;
 - f. enclosure of an existing staircase or porch;
 - g. construction of an uncovered wooden ground level deck up to 5,000 square feet in size;

- h. replacement of a roof where the building with the new roof will not exceed building height limits;
- i. remodeling of an exterior facade if construction is limited to the addition of columns or awnings for windows or entrance ways;
- j. a sidewalk constructed on existing impervious cover;
- k. modification of up to 3,000 square feet of a building or impervious cover on a developed site to make facilities accessible for persons with disabilities.

(c) **Development guidelines:** Development within the scenic overlay district shall comply with the following standards:

- (1) **Building height:** Buildings in commercial, office, and service districts shall not exceed 30 feet in height as measured from average grade. No other non-residential structures shall exceed 45 feet in height.
- (2) **Building finish:** Buildings and roofs shall be finished with non-reflective surfaces.
- (3) **Clearing:** No tree with a diameter of 12 inches DBH or greater shall be removed without the written approval of the director in the church or residential area as designated in the Lauder 163 Agreement as recorded in the public record.
- (4) **Lighting:** Lighting fixtures shall direct light downward and shall not be mounted at a height in excess of 30 feet. The projected cone of light from a fixture shall not exceed 120 degrees. All lighting fixtures for non-residential development shall be designed so that the source of light is not directly visible from the lake.
- (5) **Additional buffers:** The property designated church and residential in the Lauder163 Agreement as recorded, shall be surrounded by a 25-foot wide vegetative buffer, broken only by authorized access points.
- (6) **Density:** The property designated church and residential in the Lauder 163 Agreement as recorded, shall be limited to a residential density not to exceed one unit per three acres.

Section 10-1236. BC-1(10)

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 Section 481 of the Florida Statutes.

- (a) **Arterial Road Landscaping:** All properties fronting arterial roads shall provide and maintain a thirty (30) foot wide landscape area immediately adjoining the arterial road. All vegetation within the thirty (30) foot wide landscaped area of good condition 4 (four) inches and larger shall be preserved. This landscape area shall be planted with canopy trees with at least 1 tree for each 200 square feet of landscape area. Creative design and spacing is encouraged. The landscape area may be crossed by driveways permitted pursuant to Section 8, 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 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 10-264(b) toward meeting the tree planting requirement. Management of the existing trees within the 30 (thirty) feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25% of the green mass of the tree, fertilization, pest control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.

- (b) **Collector and Local Road Landscaping:** All properties fronting collector and local roads shall provide and maintain a twenty (20) foot wide landscape area immediately adjoining the collector or local road. All vegetation within the twenty (20) foot wide landscaped area of good condition 4 (four) inches and larger shall be preserved (this provision shall not apply where a primary entrance is oriented toward the street and there is no vehicular use area between the building and roadway). This landscape area shall be planted with canopy trees with at least 1 tree for each 200 square feet of landscape area. Creative design and spacing is encouraged. The landscape area may be crossed by driveways permitted pursuant to Section 8, 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 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) toward meeting the tree planting requirement. Management of the existing trees within the twenty (20) feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25% of the green mass of the tree, fertilization, pest control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.
- (c) **Street Trees:** All existing and proposed roadways/access ways shall be planted with canopy trees at a standard of 1 canopy tree per 200 SF of landscaped area. Credit shall be given for existing vegetation within the required landscaped areas as identified in a. and b. above. Creative design and spacing is encouraged.
- (d) **Parking Areas:** All vehicular use areas shall be buffered from view from public streets and/or access ways through the use of vegetation and/or topography or other manmade structures so long as such structures are architecturally compatible with the principle structure. All manmade visual buffers greater than 20 feet in unbroken length shall be designed to provide interesting visual effects and reduce apparent mass through the use of vegetation and plane projections, material changes, changes in scale or other architectural features. Canopy tree cover for the parking area shall be provided so as to attain a minimum of 60% plan view shading within ten (10) 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 cannot 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 the 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 10-923 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.

Section 10-1237. BC-2(10)

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 thirty (30) foot wide landscape area immediately adjoining the arterial road. All vegetation within the thirty (30) foot wide landscaped area of good condition 4 (four) inches and larger shall be preserved. This landscape area shall be planted with canopy trees with at least 1 tree for each 200 square feet of landscape area. *Creative design and spacing is encouraged.* The landscape area may be crossed by driveways permitted pursuant to Section 8, 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 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 10-264(b) toward meeting the tree planting requirement. Management of the existing trees within the 30 (thirty) feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25% of the green mass of the tree, fertilization, pest control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.
- (b) **Collector Road Landscaping:** All properties fronting collector and local roads

shall provide and maintain a twenty (20) foot wide landscape area immediately adjoining the collector road. All vegetation within the twenty (20) foot wide landscaped area of good condition 4 (four) inches and larger shall be preserved (this provision shall not apply where a primary entrance is oriented toward the street and there is no vehicular use area between the building and roadway). This landscape area shall be planted with canopy trees with at least 1 tree for each 200 square feet of landscape area. Creative design and spacing is encouraged. The landscaped area may be crossed (for redevelopment projects only) by driveways permitted pursuant to Section 8, 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 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) toward meeting the use planting requirement. Management of the existing trees within the twenty (20) feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25% of the green mass of the tree, fertilization, pest control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.

- (c) Local Road and Access Ways Landscaping: All properties fronting a local road and every access way shall provide 1 canopy tree for every 15 linear feet of local road frontage and/or access way.
- (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 through the use of vegetation and plane projections, material changes, changes in scale or other architectural features. Canopy tree cover for the parking area shall be provided so as to attain a minimum of 60% plan view shading within ten (10) 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 cannot 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 the 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 10-923 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.

Section 10-1238. BCS (10)

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 Section 481 of the Florida Statutes.

- (a) **Arterial Road Landscaping:** All properties fronting arterial roads shall provide and maintain a thirty (30) foot wide landscape area immediately adjoining the arterial road. All vegetation within the thirty (30) foot wide landscaped area of good condition 4 (four) inches and larger shall be preserved. This landscape area shall be planted with canopy trees with at least 1 tree for each 200 square feet of landscape area. Creative design and spacing is encouraged. The landscape area may be crossed by driveways permitted pursuant to Section 8, 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 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) toward meeting the tree planting requirement. Management of the existing trees within the 30 (thirty) feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25% of the green mass of the tree, fertilization, pest control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.
- (b) **Collector and Local Road Landscaping:** All properties fronting collector and local roads shall provide and maintain a twenty (20) foot wide landscape area immediately adjoining the collector or local road. All vegetation within the twenty (20) foot wide landscaped area of good condition 4 (four) inches and larger shall be preserved (this provision shall not apply where a primary entrance is oriented toward the street and there is no vehicular use area between the building and roadway). This landscape area shall be planted with canopy trees with at least 1 tree for each 200 square feet of landscape area. Creative design and spacing is encouraged. The landscape area may be crossed by driveways

permitted pursuant to Section 8, 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 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) toward meeting the tree planting requirement. Management of the existing trees within the twenty (20) feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25% of the green mass of the tree, fertilization, pest control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.

- (c) Street Trees: All existing and proposed roadways/access ways shall be planted with canopy trees at a standard of 1 canopy tree per 200 SF of landscape area. Credit shall be given for existing vegetation within the required landscaped areas 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 through the use of vegetation and plane projections, material changes, changes in scale or other architectural features. Canopy tree cover for the parking area shall be provided so as to attain a minimum of 60% plan view shading within ten (10) 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 cannot 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 the 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 10-923 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.

Section 10-1239. BOR(10)

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 Section 481 or the Florida Statutes.

- (a) **Arterial Road Landscaping:** All properties fronting arterial roads shall provide and maintain a thirty (30) foot wide landscape area immediately adjoining the arterial road. All vegetation within the thirty (30) foot wide landscaped area of good condition 4 (four) inches and larger shall be preserved. This landscape area shall be planted with canopy trees with at least 1 tree for each 200 square feet of landscape area. Creative design and spacing is encouraged. The landscape area may be crossed by driveways permitted pursuant to Section 8, 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 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 10-264(b) toward meeting the tree planting requirement. Management of the existing trees within the 30 (thirty) feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25% of the green mass of the tree, fertilization, pest control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.
- (b) **Collector and Local Road Landscaping:** All properties fronting collector and local roads shall provide and maintain a twenty (20) foot wide landscape area immediately adjoining the collector or local road. All vegetation within the twenty (20) foot wide landscaped area of good condition 4 (four) inches and larger shall be preserved (this provision shall not apply where a primary entrance is oriented toward the street and there is no vehicular use area between the building and roadway). This landscape area shall be planted with canopy trees with at least 1 tree for each 200 square feet of landscape area. Creative design and spacing is encouraged. The landscape area may be crossed by driveways permitted pursuant to Section 8, 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 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 10-264(b) toward meeting the tree planting requirement. Management of the existing trees within the twenty (20) feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25% of the green mass of the tree, fertilization, pest control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.

- (c) Street Trees: All existing and proposed roadways/access ways shall be planted with canopy trees at a standard of 1 canopy tree per 200 SF of landscape area. Credit shall be given for existing vegetation within the required landscaped areas as identified in a. and b. above. Creative design and spacing is encouraged.
- (d) Parking areas: All vehicular use areas shall be buffered from view from public streets and/or access ways through the use of vegetation and/or topography or other manmade structures so long as such structures are architecturally compatible with the principle structure. All manmade visual buffers greater than 20 feet in unbroken length shall be designed to provide interesting visual effects and reduce apparent mass through the use of vegetation and plane projections, material changes, changes in scale or other architectural features. Canopy tree cover for the parking area shall be provided so as to attain a minimum of 60% plan view shading within ten (10) 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 cannot 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 the 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 10-923 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.

Section 10-1236. BC-1(11)

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 10% 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 (thirty) 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 SF, Maximum height: 25 ft.
 - 2) Major Collector Roads: Maximum area: 100 SF, Maximum height: 20 ft.
 - 3) Minor Collector Roads and Local Roads: Maximum area: 36 SF, Maximum Height: 8 ft.

Section 10-1237. BC-2(11)

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 10% 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 10 feet from the right-of-way line.
- (d) Temporary signs (not to exceed 30 (thirty) 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: Max area: 150 SF, Max height: 25 ft.
- 2) Major Collector Roads: Max area: 100 SF, Max height: 20 ft.
- 3) Minor Collector Roads and Local Roads: Max area: 36 SF, Max Height: 8 ft.

Section 10-1238. BCS(11)

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 10% 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 10 feet from the right-of-way line.
- (d) Temporary signs (not to exceed 30 (thirty) 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: Max area: 150 SF, Max height: 25 ft.
- 2) Major Collector Roads: Max area: 100 SF, Max height: 20 ft.
- 3) Minor Collector Roads and Local Roads: Max area: 36 SF, Max Height: 8 ft.

Section 10-1239. BOR(11)

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 10% 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 (thirty) 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: Max area: 150 SF, Max height: 25 ft.
- 2) Major Collector Roads: Max area: 100 SF, Max height: 20 ft.
- 3) Minor Collector Roads and Local Roads: Max area: 36 SF, Max Height: 8 ft.

Section 10-1236. BC-1(12)

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.

Section 10-1237. BC-2(12)

Parking Standards

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

Section 10-1238. BCS(12)

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.

Section 10-1239. BOR(12)

Off-Street Parking Requirements: Off-street parking facilities associated with permitted principal non-residential 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 4 feet.
- (e) All off-street parking spaces behind a building shall be screened from the required

front yard and side corner lot areas by evergreen landscaping at least 4 feet in height.

- (f) Parking spaces shall be screened from rear and interior side property lines by a combination of a 6 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.

**Comparison Analysis of the BC-1, BC-2, BCS, BOR Zoning,
Bradfordville Sector Plan, and the County-Wide Sign Codes**

Maximum area and height comparison:

BC-1, BC-2, BCS, BOR, Zoning District Sign Code

Roadway Classification	Maximum Area (sq. ft.)	Maximum Height (ft.)
Arterial	150	25
Major Collector	100	20
Minor Collector and Local	36	8

Bradfordville Sector Plan Sign Code

Roadway Classification	Maximum Area (sq. ft.)	Maximum Height (ft.)
Arterial	100	14
Major Collector	70	10
Minor Collector and Local	40	6

Notes: The Bradfordville Sign Code Ordinance adopts all of the provisions of the Bradfordville Sign Zoning District provisions. The only difference between the two are the maximum area and height of signs as compared/listed above.

County-Wide Sign Code: Such a comparison cannot be made for the County-Wide Sign Code because maximum area and height is determined by the amount of frontage along the roadway. However, the following information is offered in an attempt to show some comparison between the two sign code provisions.

Wall and Mansard Signs are only used

Maximum distance from the sign to the right-of-way line of the abutting street	Maximum surface area may be multiplied by:
Less than 25 feet	1
At least 25 feet but less than 100 feet	2
At least 100 feet but less than 399 feet	4
At least 400 feet or over	5

Notes: The maximum surface area allowed by using this table cannot exceed 300 sq. ft. Where wall and mansard signs are only used, the maximum surface area is determined by the distance from the sign to the right-of-way line of the abutting street.

Ground Signs	Maximum Height Allowed (ft.)
Arterial street location	35
Location within 660 feet of an interstate highway interchange	135
All other locations where allowed	20

Shopping center signs maximum surface area for each center ground sign shall be based on the gross leasable area (GLA) within the shopping center is as follows:

Neighborhood shopping center, at least 20,000 but less than 200,000 sq. ft. GLA	175 sq. ft.
Community shopping center, at least 100,000 but less than 200,000 sq. ft. GLA	200 sq. ft.
Regional shopping center, at least 200,000 sq. ft. GLA	300 sq. ft.