

CHAPTER 4. SITE DEVELOPMENT STANDARDS

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1 **Article 4.1 Access and Interconnectivity**

2 **4.1.1 Intent**

3 The intent and purpose of this Article is to assure that all development sites provide for
4 adequate and safe movement of vehicles and pedestrians in a manner consistent with good
5 engineering and site design principles and provide for connections between sites.

6 **4.1.2 Access**

7 **A. Access to Development Sites**

- 8 1. All non-residential and mixed-use development sites with 50 or more required
9 parking spaces shall have at least two active access points. One of these access
10 points may be a shared access point with an adjacent development.
- 11 2. All residential and mixed-use development sites with 20 or more dwelling units shall
12 have at least two active access points. One of these access points may be a shared
13 access point with an adjacent development.
- 14 3. Half streets shall be prohibited. Where a half street exists and is adjacent to
15 property being platted, the other half of the street shall be platted within the new
16 plat.

17 **B. Vehicular Access and Circulation within Development Sites**

- 18 1. Internal vehicle circulation patterns shall provide a clear and direct path to the
19 principal entrance of the primary building, to outparcel buildings, and to each
20 parking area.
- 21 2. In developments with 100 or more on-site parking spaces, a clear system of main
22 circulation drives, containing no parking spaces that directly access the main drives,
23 shall be established to carry the highest volumes of traffic within the site. These
24 drives shall be continuous and connect to the development site's main entrances,
25 and shall have adequate sight lines, design geometrics, and traffic controls to
26 minimize accident potential. To the maximum extent possible, the intersection of
27 two main drives shall be designed as a T-intersection to minimize vehicular
28 conflicts.

29 **4.1.3 Interconnectivity**

30 **A. Connectivity with Adjacent Development Sites**

- 31 1. Within the Urban Service Area, all developments that have more than 300 feet of
32 street frontage, or development sites involving more than one building, including
33 proposed outparcel buildings, shall provide connections to adjacent development
34 sites that also meet these criteria. Such connections shall meet the following
35 standards:
 - 36 a. Connections shall be extensions of main circulation drives.
 - 37 b. There shall be a minimum of one connection between adjacent development
38 sites, with an additional connection if the common boundary exceeds 500
39 feet.
- 40 2. Connections to adjacent development sites shall be reserved and shown on site
41 plans but are not required to be constructed until the adjacent site develops.
- 42 3. When a connection is reserved, adjacent development shall connect to the provided
43 connection.
- 44 4. Access to a road shall align with existing or reserved access across the road.
- 45 5. Access to non-residential and mixed-use sites shall align with access to adjacent
46 residential development. Exceptions may be made with the approval of the County
47 Engineer.

1 **B. Connectivity within Development Sites**

- 2 1. All developments with streets shall achieve a Connectivity Index of at least 1.40.
3 This shall be calculated by dividing the number of road segments within the
4 development by the number of nodes within the development. Nodes shall be
5 calculated by adding the number of road intersections, culs-de-sac, connections to
6 adjacent development sites, and sharp curves with a design speed of 15 miles per
7 hour or less, but not including intersections with roads adjacent to the development.
8 2. All lots within a development site shall be accessible by street from any other lot
9 within the same site without having to leave the boundaries of the site.

10 **C. Multimodal Connectivity**

11 1. **Pedestrian Facilities**

- 12 a. Sidewalks and multi-use trails shall be installed according to the adopted
13 Bicycle Pedestrian Master Plan.
14 b. Sidewalks shall be installed along publicly-dedicated streets by the developer
15 of any site within the Urban Service Area, except for lots within the
16 Residential Single-family zoning districts that were platted prior to the
17 adoption of this Code.
18 c. For development sites without publicly-dedicated streets, an on-site system of
19 pedestrian walkways shall be installed to provide direct access and
20 connections to and between:
21 1) The primary entrance or entrances to each building, including outparcel
22 buildings.
23 2) Any sidewalks or walkways on adjacent properties that extend to the
24 boundaries shared with the development site.
25 3) Any public sidewalk system along the perimeter streets adjacent to the
26 development site.
27 4) Other adjacent land uses and developments, where practicable and
28 appropriate, including but not limited to adjacent residential
29 developments, retail developments, or office buildings.
30 5) Any adjacent public parks or other public or civic uses including but not
31 limited to schools, places of worship, public recreation facilities, or
32 government buildings.
33 d. Pedestrian walkways must be provided from all building entries to surrounding
34 streets, external sidewalks, and outparcels. The minimum ratio for pedestrian
35 walkways will be one pedestrian way for every public point of vehicular
36 ingress or egress to a development site, excluding those for service or
37 delivery vehicles.
38 e. Pedestrian walkways and crosswalks shall be made distinct from other areas
39 by using a variation in paving, landscaping, or some other method.
40 f. Pedestrian walkways shall be provided along the full length of any primary
41 facade and along any facade abutting a customer parking area.
42 g. All pedestrian walkways shall be a minimum of five feet wide and shall comply
43 with the Americans with Disabilities Act.
44 h. Crosswalks shall be provided from parking lots or areas to all main entrances.

45 2. **Bicycle Facilities**

- 46 a. Bikeways and bicycle lanes shall be installed according to the adopted Bicycle
47 Pedestrian Master Plan. Additional bikeways and bicycle lanes may be
48 installed according to approved Final Site Plans or Final Plats.

4.1.3 Interconnectivity

1 b. Development sites that include new or improve existing collector roads shall
2 include bikeways or bicycle lanes in the design of those collector roads.

3 3. **Low Speed Vehicle Facilities**

4 Low Speed Vehicles (LSVs) such as golf carts may be permitted provided the
5 standards of Chapters 316.212 and 316.2122, F.S. are met.

6 D. **Blocks**

7 1. All block dimensions shall be measured between right-of-way lines. Right-of-way
8 widths shall not be included in the measurement of block dimensions. Block
9 dimensions shall be measured at their widest point.

10 2. In the Urban Service Area, block dimensions shall be no more than 660 feet and no
11 less than 200 feet.

12 3. In the Urban Service Area, a block dimension may exceed 660 feet if a mid-block
13 pedestrian way is provided allowing access to the opposite side of the block. The
14 pedestrian way shall be at least 20 feet wide, and does not need to be placed at the
15 exact mid-point of the block, but shall be located no nearer any end of the block
16 than one-third of the block dimension. In no case, however, shall a block
17 dimension exceed 1,320 feet.

18 4. In the Rural Service Area, block dimensions shall be no less than 250 feet. There
19 shall be no maximum block dimension.

20 E. **Roads**

21 1. New roads shall connect to existing and planned roads, where possible. Where the
22 continuation of a road is not possible, road centerline offsets shall be at least 125
23 feet.

24 2. In new developments, when road centerlines do not align, then the offset shall be at
25 least 125 feet.

26 3. Roads shall be laid out to intersect at right angles.

27 4. Any road that does not terminate at an intersection shall be required to end in a
28 cul-de-sac.

29 5. Only local roads are permitted to end in a cul-de-sac.

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31

1 **Article 4.2 Lots**

2 **4.2.1 Intent**

3 The intent and purpose of this Article is to assure that all new lots are created with the
4 appropriate size, dimensions, and frontage to allow adequate space for development.

5 **4.2.2 General**

- 6 **A.** New lots shall contain adequate buildable land to support the least intensive use
7 allowed under the land use category.
- 8 **B.** The size, width, depth, shape, and orientation of lots shall be consistent with the Lot
9 Size requirements of this Code, except that smaller lots may be created for common
10 elements within a development site and certain waterfront lots may be divided
11 according to the Waterfront Lot Division provisions of this Code.
- 12 **C.** All lots, where not serviced by public or private sewer systems, shall be sufficient to
13 accommodate a septic tank and drain field meeting the current standards determined
14 by the County Health Department Environmental Health Unit.
- 15 **D.** Flag lots shall be prohibited.

16 **4.2.3 Frontage**

- 17 **A.** All lots shall abut and have access to a public street or private street.
- 18 **B.** Lots shall have a minimum street frontage of no less than 65 percent of the lot
19 width.
- 20 **C.** Lots along arterial streets shall be required to be double-frontage lots with access to
21 the lot only from the rear and shall be no less than 200 feet in depth. Access shall
22 not be granted from the arterial. The prohibition of the right of access to the arterial
23 shall be clearly shown on the plat by dashed line and note on the affected lots.
- 24 **D.** Side lot lines shall be substantially perpendicular or radial to street lines.

25 **4.2.4 Easements**

- 26 **A.** Easements for the operation and maintenance of drainage and utilities may be
27 required along interior side or interior rear lot lines.
- 28 **B.** When required, easements shall be designed to meet the following standards:
- 29 1. Easements along side lot lines shall be a minimum of six feet wide in order to
30 provide a minimum 12-foot wide easement.
- 31 2. Easements along rear lot lines shall be a minimum of ten feet wide in order to
32 provide a minimum 20-foot wide easement.
- 33 3. Easements along canals and stormwater management facilities shall be a minimum
34 of 20 feet wide.
- 35 4. Easements along wetlands and natural surface waters shall be provided according to
36 the Surface Water and Wetlands provisions of this Code.
- 37 **C.** Where a development site is intended to occupy more than one lot and no utilities
38 exist within the utility easements, only the outside boundary of the development site
39 shall be subject to the lot line easement.

40 **4.2.5 Waterfront Lot Division**

41 Any legally-created lot of record that existed prior to January 1, 1998 and fronting on a
42 natural waterbody may be divided into no more than two lots, provided that all of the
43 following conditions are met:

- 44 1. The original lot must be at least 50 feet wide.
- 45 2. The original lot must be at least 15,000 square feet in area.
- 46 3. The original lot must be in a residential zoning district.

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4. The original lot must have only a single road frontage opposite the water frontage.
 5. Each new lot shall have at least the minimum lot area required for the zoning district in which the lot is located.
 6. A driveway easement at least 15 feet wide shall be provided along either side lot line of the total parcel and shall connect to a road.

1 **Article 4.3 Dedication and Ownership of Facilities**

2 **4.3.1 Intent**

3 The intent and purpose of this Article is to establish the means for facilities such as roads,
4 open space, stormwater management facilities, easements, and similar facilities, to be
5 dedicated to a public or private entity for ownership and maintenance.

6 **4.3.2 General**

- 7 **A.** When common facilities are proposed within a development site, a statement shall
8 be included on the final site plan and final plat, as applicable, dedicating such
9 common facilities for ownership and maintenance.
- 10 **B.** Facilities that are not dedicated to and accepted by a public entity shall be dedicated
11 to the private entity developing the site unless and until assigned to another entity
12 according to the provisions of this Article.
- 13 **C.** Maintenance easements shall be provided for all facilities, including for ingress and
14 egress.

15 **4.3.3 Public Dedication and Ownership**

16 When common facilities are to be dedicated to a public entity, a statement from that public
17 entity acknowledging the dedication shall be submitted in writing as part of the Final Site Plan
18 application.

19 **4.3.4 Private Dedication and Ownership**

- 20 **A.** When common facilities are to be dedicated to a private entity other than the entity
21 developing the site, said entity shall be established in a form acceptable to the
22 County Attorney. The document establishing such entity shall be recorded with the
23 Clerk of the Circuit Court at the time of the recording for the final plat.
- 24 **B.** When common facilities are to be dedicated to a private entity a declaration in a
25 form acceptable to the County Attorney shall be recorded with the Clerk of the
26 Circuit Court that establishes the maintenance responsibilities of the entity.
- 27 **C.** A private entity may petition the County to accept maintenance responsibility for
28 facilities previously dedicated to the private entity, but the County shall reserve the
29 right to deny the petition.

1 **Article 4.4 Architectural Standards**

2 **4.4.1 Intent**

3 The intent and purpose of this Article is to establish architectural standards for development.

4 **4.4.2 Applicability**

- 5 A. This Article applies to all development that undergoes Site Plan Review. This Article shall
6 not apply to areas for which specific design standards have been adopted, unless said
7 specific design standards expressly provide otherwise.
- 8 B. This Article applies to new development, and the redevelopment of any structure that
9 increases the assessed valuation by more than 50 percent.
- 10 C. Compliance with this Article shall be established in the architectural drawings and site
11 plans submitted at the time of application for building permits or Site Plan Review, as
12 applicable.

13 **4.4.3 Building Orientation**

- 14 A. Building orientation along streets shall be designed to reinforce a sense of consistent
15 streetscape by keeping buildings generally parallel to the street frontage.
- 16 B. At least 50 percent of the building frontage shall be placed at the front and side
17 street setback lines in order to maximize front exposure to the public. If a lot has
18 more than one side street frontage, then this requirement shall only apply to the front
19 and one of the side street frontages.
- 20 C. Where permitted by zoning district, zero lot line development, including shared walls,
21 is encouraged.
- 22 D. Buildings shall always be oriented so that the main entrances and windows face the
23 street that serves the subject property. Main entrances shall be clearly identifiable
24 from the street.
- 25 1. For certain uses, such as grocery stores and similar uses where it is deemed
26 necessary that parking be located near the front entrance, the building may be
27 turned 90 degrees with regard to the street. In such cases, the building side facing
28 the street shall still be placed parallel to the street, the main entrance shall be
29 clearly identifiable from the street, and the street face of the building shall be
30 designed to avoid a blank wall adjacent to the street.
- 31 2. For development sites involving more than one building, including proposed
32 outparcel buildings, all primary and outparcel buildings shall be arranged and
33 grouped so that their orientation frames and encloses a "main street" pedestrian
34 and vehicle access corridor within the development site.
- 35 E. Spaces between adjacent buildings should be improved to provide small pockets of
36 heavily-landscaped customer parking, pedestrian connections, or small-scale project
37 amenities.

38 **4.4.4 Scale and Massing**

39 **A. Building Massing**

- 40 1. Simple boxforms with architectural elements are prohibited.
- 41 2. The building mass near the front of the site should be articulated with design
42 features that are compatible with a pedestrian scale.
- 43 3. Different massing should be used at the building's main entrance to define a
44 reduced-scale appearance and improve visibility from many directions.

45 **B. Building Scale**

- 46 1. Large-scale features such as long, uninterrupted picture windows are discouraged
47 along the primary facade. Windows shall be separated into smaller groups to
48 reduce their scale and give a more vertical orientation. Mullions and muntins may
49 be used to further reduce the scale of large windows.

- 1 2. Whenever possible, overhead doors shall be placed in the rear of the structure. If
2 there is a demonstrated need which dictates the placement of such doors on the
3 front or street-side walls of the structure, their appearance must be minimized by
4 blending it into the primary facade. This shall be accomplished by painting the
5 overhead door the same color as the primary facade and by either recessing that
6 portion of the primary facade containing the overhead door three feet or by a
7 combination of recessing the primary facade and eave overhang.
- 8 3. Large structures shall articulate their primary facades with various design features
9 to help reduce the overall scale of the building through the use of roofline
10 articulation or mass divisions.
- 11 4. All buildings in a multi-building development, including outparcel buildings and
12 freestanding kiosks, shall be constructed using similar building architectural
13 features.

14 **C. Building Facades**

- 15 1. All building facades that face a public right-of-way or have a primary customer
16 entrance, even if separated by a median or interior travel way, shall be considered
17 primary facades.
- 18 2. All primary facades of a structure shall be consistent in terms of design, materials,
19 details, and treatments.
- 20 3. Primary facades shall incorporate a minimum of three of the following design
21 treatments:
 - 22 a. An architectural distinction around or above the primary customer entrance.
 - 23 b. Canopies, awnings, or porticos.
 - 24 c. Exterior window trim and detailing.
 - 25 d. Peaked roof forms.
 - 26 e. Overhangs of a minimum of three feet wide.
 - 27 f. Ornamental or structural details that are integrated into the building
28 structure.
 - 29 g. Sculptured artwork (excluding corporate logos or advertising).
 - 30 h. Any other treatment that, in the opinion of the Zoning Official, meets the
31 intent and purpose of this Article.
- 32 4. Primary facades shall not include blank areas that exceed ten feet in a vertical
33 direction or 20 feet in a horizontal direction, and shall include one of the following
34 design elements:
 - 35 a. Architectural features such as bays, reveals, offsets, or projecting ribs which
36 must be at least 12 inches wide and at least three inches deep.
 - 37 b. Building offsets or projections located on upper levels that are at least three
38 feet wide.
 - 39 c. Arcades that maintain at least 12 feet between columns. Arcades shall be at
40 least six feet in depth.
 - 41 d. Arches or arched forms.
- 42 5. The proportions of design elements such as windows, columns, or bay spacing
43 should be kept as consistent as possible.
- 44 6. The proportion of structural elements such as posts or columns should be
45 appropriate to the weight they appear to carry.
- 46 7. All building facades shall include materials and design characteristics consistent
47 with those on the primary facades. All building facades shall include a repeating
48 pattern and shall include no less than two of the design elements listed below. All

1 least one of the two design elements must repeat horizontally. All elements shall
2 repeat at intervals of no more than 25 feet, either horizontally or vertically.

- 3 a. Texture change.
- 4 b. Color change.
- 5 c. Material change.
- 6 d. Pattern change.
- 7 e. Any other element that, in the opinion of the Zoning Official, meets the intent
8 and purpose of this Article.

- 9 8. Buildings should repeat features and create a logical view from the street.
- 10 9. Variations in facade materials and design elements are encouraged to differentiate
11 the base, middle, and top of the structure. This is especially important for multi-
12 story buildings.

13 **D. Transitions**

- 14 1. Transitions between land uses may be required in the following situations:
 - 15 a. When there are changes in use between adjacent lots, especially from non-
16 residential to residential.
 - 17 b. When there are changes in intensity of use between adjoining properties, such
18 as from a large commercial development to multifamily residential, or from
19 multifamily residential to single-family residential.
 - 20 c. When there are views, uses, or activities on a site that could be a nuisance for
21 neighbors, such as loading, service, storage, and maintenance areas.

22 2. **Types of Transitions**

23 a. **Architectural**

24 If architectural transitions are used, a minimum of three of the following shall
25 be included:

- 26 1) Similar building setbacks.
- 27 2) Similar building heights.
- 28 3) Similar roof forms.
- 29 4) Mitigation of the larger mass through facade articulation.
- 30 5) The use of front-to-front building orientation, especially with pedestrian-
31 intensive uses. Other building-to-building orientations may be used with
32 the approval of the Zoning Official, except that back-to-front building
33 orientation is prohibited.

34 b. **Open space**

35 If open space transitions are used, existing natural features should be
36 integrated into the design. These transitions may also include small green
37 spaces, courts, pedestrian-oriented uses, and pedestrian connections to
38 adjacent land uses.

39 c. **Height**

40 Buildings that are to be more than twice the height of any existing
41 commercial or mixed use building that is within 200 feet of the new building
42 shall use transitional height elements to blend the height of the new building
43 to the height of the existing buildings. The transitional height elements must
44 be incorporated on the new buildings at the average height of existing
45 buildings. Transitional height elements may include:

- 46 1) Cornices or other decorative elements which run the length and width of
47 the building and project a minimum of three feet from the wall.

- 1 2) Offset floors.
- 2 3) Any other element that, in the opinion of the Zoning Official, meets the
- 3 intent and purpose of this Article.

4 **E. Service Areas**

- 5 1. All service areas, including those for loading, storage, equipment, maintenance,
- 6 refuse, and similar uses, shall be located at the rear or sides of buildings and shall
- 7 be fully screened from the view of adjacent lots and public rights-of-way. Walls
- 8 shall be incorporated in screening where necessary.
- 9 2. Maintenance and service areas shall be fully enclosed, and when not housed within
- 10 the same building as the primary use, shall be fully enclosed in structures whose
- 11 design and color is consistent with the provisions of this Article.
- 12 3. No refuse area shall be located within 20 feet of a public street, public sidewalk, or
- 13 internal pedestrian walkway.

14 **4.4.5 Roofs**

- 15 **A.** The highest roofline of the building should face the street, stepping down in back if
- 16 necessary.
- 17 **B.** Rooflines and roof features shall be consistent with the building's mass and scale. In
- 18 addition, roofs shall include at least two of the following features:
 - 19 1. Decorative parapets
 - 20 2. A three-dimensional cornice treatment no less than 12 inches high with a minimum
 - 21 of three changes in the relief or thickness.
 - 22 3. Two or more roof planes per primary facade.
 - 23 4. Overhanging eaves that extend at least three feet beyond the supporting walls,
 - 24 with a minimum fascia six inches high.
 - 25 5. Additional vertical roof changes with a minimum change in elevation of two feet.
 - 26 6. Use of additional architectural roof styles or treatments that, in the opinion of the
 - 27 Zoning Official, are determined to be consistent with the intent of this Article.
- 28 **C.** Roof color should be complementary to the rest of the building.
- 29 **D.** All rooftop equipment shall be concealed from public view at ground level in a
- 30 manner consistent with the architectural design of the building. In addition, rooftop
- 31 equipment shall be visually minimized with painted colors and finish complementary
- 32 to the overall building design.

33 **4.4.6 Materials and Colors**

34 **A. Materials**

- 35 1. When using more than one material on a facade, one shall act as the dominant
- 36 material with the others acting only to complement or accentuate the design.
- 37 2. When making a transition from one material to the next, the change shall occur at
- 38 a hard edge or "bump out" in the facade in order to create a surface for the first
- 39 material to terminate at before the second one begins.
- 40 3. Panels, siding, and tiles made of metal or plastic, or any combination thereof, shall
- 41 not be used to cover more than 50 percent of any facade. Vinyl siding may be
- 42 used to cover more than 50 percent of a facade where it is used to achieve a
- 43 recognizable architectural theme approved by the Zoning Official.
- 44 4. Smooth-faced concrete shall have a cementitious exterior coating (the visual
- 45 equivalent of stucco or some other decorative finish). Untreated concrete block is
- 46 not an acceptable finished material for facades.
- 47 5. All buildings in a multi-building development, including outparcel buildings and
- 48 freestanding kiosks, shall be constructed using similar building materials.

49 **B. Colors**

- 50 1. The color scheme chosen shall be consistent for all facades.

4.4.6 Materials and Colors

- 1 2. Building trim and accent areas may feature any colors, limited to ten percent of the
- 2 affected facade, with a maximum trim width of 24 inches.
- 3 3. No more than four colors shall be used on the facades of any building. This shall
- 4 not apply to the use of the colors for artistic purposes such as for use in a mural or
- 5 artistic rendering on the side of a building. Corporate logos or advertising are not
- 6 considered an artistic purpose.
- 7 4. The use of black or florescent colors is prohibited as the predominant exterior
- 8 building color.
- 9 5. All buildings in a multi-building development, including outparcel buildings and
- 10 freestanding kiosks, shall be constructed using similar color palettes.

11

1 **Article 4.5 Parking and Loading**

2 **4.5.1 Intent**

3 The intent and purpose of this Article is to assure that all developments provide for adequate
4 and safe storage and movement of vehicles in a manner consistent with good engineering and
5 site design principles. It is recognized that most parking will be provided on-site, however
6 these standards allow for alternative parking plans that allow some flexibility of site design to
7 accommodate the unique characteristics of individual properties. Where a use has not been
8 specifically listed in this section, the Zoning Official shall assign the parking requirements in
9 accordance with the use most similar to the proposed development.

10 **4.5.2 Applicability**

11 **A. New Developments**

12 All uses shall be required to provide adequate parking spaces in accordance with the
13 provisions of this Article.

14 **B. Expansion of Existing Uses**

15 Existing buildings or uses which are enlarged in terms of floor area or seating capacity
16 shall, if necessary, provide additional parking spaces in accordance with this Article for
17 the additional floor area or seating capacity. Existing buildings and uses which have
18 existing parking spaces may be modernized, altered, or repaired without providing
19 additional parking spaces, provided there is no increase in total floor area or capacity.

20 **C. Change of Use**

21 Existing buildings which undergo a change of use shall provide adequate parking spaces
22 in accordance with the provisions of this Article. If the new use requires more parking
23 spaces than exist on-site, additional parking spaces must be provided through
24 construction, acquisition, or Alternative Parking Plan, as provided in this Code.

25 **D. Non-conforming Parking**

26 Existing parking which does not conform to the standards of this Code may not be
27 reduced except through use of an Alternative Parking Plan as provided in this Code. One
28 auto space may be replaced with bicycle parking.

29 **E. Non-Parking Uses of Parking Spaces**

30 Except for special events that receive a permit in accordance with the Special Event
31 Permit requirements of this Code, required on-site parking spaces shall only be used for
32 parking.

33 **4.5.3 Calculation**

34 **A. Number of Spaces**

35 When determination of the number of required parking spaces results in a fractional
36 space, the fraction shall not be counted.

37 **B. Equivalency**

38 One seat shall equal two linear feet of benches, pews, or similar seating, or seven square
39 feet of open floor area.

40 **C. Floor Area**

41 Floor area shall be calculated using net floor area.

42 **D. Multiple and Accessory Uses**

43 If a site contains multiple uses that could each be considered principal uses, each use
44 must be provided with parking as required below. Shared parking may be used to
45 reduce the minimum parking required.

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4.5.4 Parking Spaces Required

A. General Requirements

The following spaces shall be required for each use unless an alternative requirement has been approved by the Zoning Official.

DISTRICTS				
USE CATEGORY	SPECIFIC USE	PASSENGER VEHICLES	BICYCLES	
OPEN SPACE AND RURAL USES	OPEN SPACE AND RURAL USES			
	Agriculture	Animal sanctuary	2 per gross acre	none required
		Aquaculture	1 per employee	none required
		Concentrated animal feeding operation	1 per employee	none required
		Dairy, grain, fruit, field crop, and vegetable production, cultivation and storage	1 per employee	none required
		Domestic animal breeding	2 plus 1 per employee	none required
		Exotic animal breeding	2 plus 1 per employee	none required
		Livestock boarding	1 per 2 stalls plus 1 per employee	none required
		Livestock breeding and training	1 per employee	none required
		Plant nursery	1 per 250 s.f. of enclosed building area plus 1 per 5,000 s.f. of outside display area	none required
		Silviculture	1 per employee	none required
Zoo	20 per gross acre	none required		
Resource Extraction	Commercial excavation	1 per employee	none required	
	Stockpiling of fill	1 per site	none required	
RESIDENTIAL USES	RESIDENTIAL USES			
	Household Living	Duplex	2 per dwelling unit	none required
		Multifamily	1.5 per dwelling unit	1 per dwelling unit
		Recreational vehicle park	1 per RV site not including parking space for RV	1 per 500 s.f. of community facilities
		Single-family attached	2 per dwelling unit	none required
		Single-family detached, modular	2 per dwelling unit	none required
	Group Living	Assisted living facility, nursing home	1 per 4 beds plus 1 per employee at peak shift	1 per 10 employees
		Boarding, rooming house	1 per rented bed	1 per 2 rented beds
		Community residential home	1 per 3 residents plus 1 per employee	1 per 3 residents
	PUBLIC AND CIVIC USES	PUBLIC AND CIVIC USES		
Community Service		Cemetery, mausoleum	1 per 4 seats in the chapel plus 1 per 250 s.f. of office space	none required
		Day care center, adult or child	1 per 6 clients	1 plus 1 per 10 auto spaces
		Emergency services	1 per employee at peak shift	1 per 5 employees
		Homeless shelter	1 per 10 beds	1 per 5 beds
		Public building	1 per 250 s.f.	1 per 20 auto spaces
		Correctional facility	1 per employee at peak shift	1 per 5 employees
		Transitional housing	1 per 2 beds	1 per 4 beds
Educational Facilities		Public school	Per Florida Statute	Per Florida Statute
		Private elementary and middle schools	1 per employee plus 1 per classroom	1 per 20 students
		Private high school	1 per employee plus 1 per 5 students	1 per 20 students
		University or college	1 per employee plus 1 per 2 students	1 per 20 students
		Vocational, trade, or business school	1 per employee plus 1 per 2 students	1 per 20 students
Medical Facilities		Hospital	1 per 2 beds plus 1 per employee at peak shift	1 per 10 employees
		Medical or dental office, clinic	1 per 250 s.f.	1 per 20 auto spaces
		Pain management clinic	1 per 250 s.f.	1 per 20 auto spaces
Park and Open Areas		Community garden	2 plus 1 for every 5,000 s.f. over 20,000 s.f.	none required
		Fish and wildlife management area, nature preserve	1 per 10 gross acres	none required
		Fish hatchery	1 per employee	none required
		Gamelands, public or private	1 per 10 gross acres	none required
		Outdoor educational facility	1 per employee plus 1 per classroom	none required
		Park, public or not-for-profit	10 plus appropriate parking for active uses	1 per 5 auto spaces
		<i>Ball courts</i>	2 per court	included in Park requirements
		<i>Ball fields</i>	10 per field	included in Park requirements
		<i>Beach</i>	1 per 200 s.f. of beach	included in Park requirements
		<i>Skate park, BMX track</i>	1 per 2,000 s.f.	included in Park requirements
<i>Swimming pool</i>		1 per 100 s.f.	included in Park requirements	
Debris and Waste Facilities		Composting facility	1 per employee	
		Other solid waste management facility	1 per employee	
		Recovered materials processing facility	1 per employee	
	Solid waste disposal facility	1 per employee		
	Transfer station, 5 acres or less in size			
	Transfer station, greater than 5 acres in size			
	Vegetative debris volume reduction plant			
Waste tire processing facility				

DISTRICTS			
USE CATEGORY	SPECIFIC USE	PASSENGER VEHICLES	BICYCLES
Transportation	Airport, public or municipal	as per approved parking study	none required
	Helipoint, helistop	2 per pad	none required
	Mass transit station	as per approved parking study	1 per 10 auto spaces
	Private landing field	As per approved Special Exception	none required
Utility	Communication tower, higher than 50 feet	2 per site	none required
	Essential services	2 plus 1 per employee at peak shift	1 per 5 employees
	Power plant	1 per employee at peak shift	none required
COMMERCIAL USES			
Office	General offices, professional services	1 per 250 s.f.	1 per 10 auto spaces
	Model residential unit	4 per unit	none required
Overnight Lodging	Bed and breakfast, 1 or 2 bedrooms	2 plus 1 per rented room	none required
	Bed and breakfast, 3 or more bedrooms	2 plus 1 per rented room	none required
	Hotel, motel, inn	1 per room plus 1 per 20 rooms plus 75% of the spaces required for applicable accessory uses	1 per 20 auto spaces
	Campground	1 per campsite	none required
Places of Assembly	Ampitheater	1 per 4 seats plus 1 per employee	1 per 20 auto spaces
	Auditorium, convention center, performing arts center	1 per 4 seats plus 1 per employee	1 per 20 auto spaces
	Clubhouse, community center	1 per 100 s.f.	1 per 10 auto spaces
	Place of worship	1 per 4 seats	1 per 20 auto spaces
Recreation	Golf course	5 per hole plus 1 per employee	1 per 5 employees
	Leisure vehicle rental		
	<i>Bicycle rental</i>	1 per 4 bicycles for rent	none required
	<i>Boat, personal watercraft rental</i>	See sport marina	See sport marina
	<i>Golf cart rental</i>	2 plus 1 per employee	none required
	<i>Kayak, canoe rental</i>	1 per 2 watercraft plus 1 per employee	none required
	Motor sports track, venue	as per approved parking study	1 per 20 auto spaces
	Recreation, indoor	1 per 250 s.f.	1 per 10 auto spaces
Retail Sales and Service	Recreation, outdoor	1 per 2,000 s.f.	1 per 10 auto spaces
	General retail sales and service	1 per 250 s.f.	1 per 10 auto spaces
	Animal hospital, boarding facility	1 per 250 s.f.	none required
	Art, dance, music, photo studio or gallery	1 per 250 s.f.	1 per 10 auto spaces
	Bank, financial services	1 per 250 s.f.	1 per 10 auto spaces
	Bar, cocktail lounge, nightclub, tavern	1 per 150 s.f.	1 per 10 auto spaces
	Business services	1 per 250 s.f.	1 per 10 auto spaces
	Commercial laundry	5 plus 1 per employee	1 per 5 employees
	Drug store, pharmacy	1 per 250 s.f.	1 per 10 auto spaces
	Dry cleaner	1 per 250 s.f.	1 per 5 employees
	Farm equipment, supply establishment	1 per 250 s.f.	none required
	Laundromat	1 per 250 s.f.	none required
	Liquor, package store	1 per 250 s.f.	1 per 10 auto spaces
	Lumberyard	1 per 1,000 s.f.	none required
	Outdoor market or exhibition space	as per approved parking study	1 per 10 auto spaces
	Outdoor retail sales	1 per 250 s.f.	none required
	Personal services	1 per 250 s.f.	1 per 10 auto spaces
	Professional services	1 per 250 s.f.	1 per 10 auto spaces
	Restaurant	1 per 250 s.f. plus one per employee at peak shift	1 per 10 auto spaces
	Self-storage facility, indoor only	1 per 20 units	none required
Vehicle Sales and Service	Rental, passenger vehicle	1 per 250 s.f.	none required
	Rental, truck or trailer	1 per 250 s.f.	none required
	Motor vehicle sales	4 plus 1 per 500 s.f.	none required
	Motor vehicle repair, service	1 per 250 s.f. plus 2 per service bay	none required
	Motor vehicle wash	2 plus 1 per employee	none required
Marine	Marina, commercial	as per approved parking study	none required
	Marina, industrial	as per approved parking study	none required
	Marina, sport	1 per 2 slips or berths, dry or wet	1 per 10 auto spaces
INDUSTRIAL USES			
Manufacturing	All other manufacturing uses not listed	5 plus 1 per employee at peak shift	1 per 20 employees
	Agricultural industrial activities, leather tanning, wool processing, meat curing	2 plus 1 per employee at peak shift	none required
	Animal and poultry slaughter, stockyards, rendering	2 plus 1 per employee at peak shift	none required
	Asphalt plant, concrete batch plant	1 per employee at peak shift	none required
	Biodiesel production	1 per employee at peak shift	none required
	Carpentry, cabinetmaking	5 plus 1 per employee at peak shift	1 per 20 employees
	Dairy, grain, fruit, field crop, and vegetable processing	2 plus 1 per employee at peak shift	none required
	Fertilizer manufacturing	2 plus 1 per employee at peak shift	none required

DISTRICTS					
INDUSTRIAL	USE CATEGORY	SPECIFIC USE	PASSENGER VEHICLES	BICYCLES	
	Warehousing and Storage		Non-retail food production	5 plus 1 per employee at peak shift	1 per 20 employees
			Sawmill, machine shop	5 plus 1 per employee at peak shift	1 per 20 employees
			Distribution center, wholesaling, warehousing	as per approved parking study	1 per 20 employees
			Explosive storage	as per approved parking study	none required
			Flammable liquid storage	as per approved parking study	none required
			Outdoor storage	2 plus 1 per employee at peak shift	none required
	Industrial Services		Automobile wrecking and salvage yard	5 plus 1 per employee at peak shift	none required
			Heavy machinery, equipment rental, sales, service	1 per 250 s.f.	1 per 20 employees
			Printing	5 plus 1 per employee at peak shift	1 per 10 auto spaces
			Research and testing facility	5 plus 1 per employee at peak shift	1 per 10 auto spaces
		Truck stop	as per approved parking study	none required	

B. Preferential Parking

All non-residential development sites with 50 or more required parking spaces shall provide two preferential parking spaces for car-pool, van-pool, and alternative fuel vehicles. Such preferential parking shall be located as close as possible to the front entrance of the buildings, after requirements for handicapped parking have been met.

C. Non-Auto Parking

Parking for motorcycles and motorized scooters may be provided to replace up to ten auto spaces, or ten percent of the required auto spaces, whichever is less. One non-auto parking space shall be provided for every auto space removed.

4.5.5 Stacking Spaces Required

A. Any use providing drive-up service windows or stalls shall provide stacking lanes in addition to the requirements set forth for establishments without drive-up facilities.

B. Stacking spaces shall be provided according to the following table:

Use	Minimum Stacking Spaces	Measured From
Banks and financial establishments	4 per service lane	Teller Window
Automated teller machine	3 per service lane	ATM
Restaurants	5 per service lane	Order box
Car wash, automatic	4 per service lane	Entrance
Car wash, self-serve	2 per service lane	Entrance
Other drive-through facilities	2 per service lane	Pick-up window

C. Any overflow resulting from such stacking lanes shall be contained on the subject site, not adjacent property under different ownership, nor any road right-of-way or traffic aisle.

4.5.6 Development Standards

A. General

1. All storage parking for vehicle sales, rental, and repair shall be considered parking lots and shall conform to these standards.
2. All parking lots shall be landscaped according to the Trees, Landscaping, and Buffers provisions of this Code.
3. For parking lots with 100 or more auto parking spaces, 25 percent of the minimum required spaces shall be constructed of pervious paving materials.
4. All parking spaces installed in excess of the minimum required number shall be constructed of pervious paving materials. This shall not apply to single family and duplex dwelling units, or to vehicle sales, rental, and repair.
5. Driveways, handicapped spaces and access aisles shall be paved.
6. On-site parking spaces shall be designed such that backing movements are accomplished within the limits of the property.
7. All required parking spaces shall be graded and paved with a hard surface of asphalt, concrete, paver block, turf block, or brick with the following exceptions:
 - a. Development on bridgeless barrier islands.
 - b. Bona fide agricultural uses.
 - c. Required parking associated with construction offices or model residential units.

d. Seventy percent of the required spaces for places of worship and schools may be surfaced with grass or lawn. Spaces that are not paved shall be compacted, stabilized, well-drained and surfaced with a durable grass cover.

e. As otherwise permitted by the Zoning Official.

8. Each paved parking space shall be delineated by all-weather lines.

9. All parking areas, including vehicular maneuvering areas, shall be separated from pedestrian walkways and landscaped areas with concrete curbing, concrete wheel stops, stone curbing, bollards, or other similar permanent protective barriers. Curbing shall be at least five inches high, and bollards shall be at least four feet high and spaced no more than five feet apart. Materials subject to decomposition, such as wooden landscape timbers or railroad ties, may not be used to meet this requirement.

10. All individual parking spaces shall be accessible at all times from an aisle intended to provide access to the space. Minimum aisle widths shall be as follows:

<i>Angle of Parking</i>	Aisle Width (ft.)	
	<i>One-Way</i>	<i>Two-Way</i>
Parallel	12	22
45 degrees	12	not permitted
60 degrees	18	not permitted
90 degrees	20	24

In unique circumstances, 30 degree or 75 degree angle parking may be allowed at the discretion of the Zoning Official.

11. Stacked parking of vehicles is only allowed for single-family and duplex dwelling units, and for vehicle sales, rental, and repair.

B. Automobile Parking Spaces

1. Automobile spaces shall be a minimum of 18 feet long by nine feet wide.
2. In cases where it is possible for vehicles to overhang the edge of the parking surface, spaces may be a minimum of 16 feet long. Where parking spaces overhang a sidewalk or pedestrian walkway, an additional two feet shall be added to the width of the sidewalk or pedestrian walkway.
3. Parallel spaces shall be a minimum of 22 feet in length. Alternatively, parallel spaces may be 20 feet in length with a four-foot space between every group of two spaces.
4. Handicapped spaces shall be provided in compliance with Florida Statute and the Florida Accessibility Code within the Florida Building Code.

C. Motorcycle Parking Spaces

1. Motorcycle spaces shall be a minimum of nine feet long by five feet wide.
2. Motorcycle spaces shall have as little grade as possible while still maintaining acceptable drainage standards.

D. Bicycle Parking Spaces

1. Bicycle parking spaces shall be a minimum of eight feet long by two feet wide.
2. Must be placed within 100 feet of an entrance.
3. Must not block pedestrian walkways or vehicular drives.
4. Must be located on a paved area and bicycle racks must be anchored to the ground.
5. At a minimum, bicycle spaces shall be provided in the form of bicycle racks with locking capability.

1 **4.5.7 Options for Parking Reduction**

2 Required on-site parking may be reduced by using the options below. Required parking may
3 not be reduced by more than 70 percent. Required parking for residential uses may not be
4 reduced.

5 **A. Tree Preservation**

6 Up to ten percent of the required number of on-site parking spaces may be eliminated to
7 preserve existing trees. This reduction in parking may be approved as part of Site Plan
8 Review. The Site Plan Review application shall include a narrative describing in significant
9 detail the measures to be taken to ensure the survivability of the trees.

10 **B. On-Street Parking**

11 Designated on-street parking spaces located within 100 feet of the entrance to a building
12 may be counted toward meeting up to 25 percent of the required minimum parking.

13 **C. Public Parking**

14 Public parking within 100 feet of a building entrance may be counted toward meeting an
15 equivalent number of required on-site parking.

16 **D. Transit Routes**

17 A fixed-route transit stop located within 500 feet of the entrance to a building may be
18 counted toward meeting up to 10 percent of the required minimum parking.

19 **E. Shared Parking**

20 Shared parking facilities for developments or uses with different operating hours or
21 different peak periods may be permitted if the shared parking complies with all of the
22 following standards:

23 1. **Location**

24 Shared parking spaces must be located within 600 feet of the primary entrance of
25 all uses served.

26 2. **Shared Parking Analysis**

27 Shared parking may be approved following a parking analysis that clearly
28 demonstrates the feasibility of shared parking and addresses, at a minimum, the
29 size and type of the proposed development, the composition of tenants, the
30 anticipated rate of parking turnover, and the anticipated peak parking and traffic
31 loads for all uses that will be sharing parking spaces.

32 3. **Shared Parking Agreement**

33 Shared parking shall require an agreement between all property owners and the
34 County, acceptable to the County Attorney’s Office, that will run with the land until
35 such time as the need is extinguished. An executed agreement shall be recorded
36 with the Clerk of the Circuit Court by the applicant and a certified copy provided to
37 the Zoning Official. Recordation of the agreement must take place prior to issuance
38 of development approval. A shared parking agreement may be dissolved only if all
39 required parking spaces will be provided, in accordance with the provisions of this
40 Article.

41 4. **Change in Use**

42 Where the uses subject to a shared parking agreement change, the Zoning Official
43 shall have the authority to require a revised shared parking study and a new
44 shared parking agreement when the revised shared parking study indicates
45 additional parking is required.

46 **4.5.8 Private Off-Site Parking**

47 Required parking may be located on a separate, non-adjacent lot from the lot on which the
48 principal use is located if the off-site parking complies with all of the following standards:

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A. Location

No private off-site parking may be located more than 600 feet from the entrance of the building with which it is associated. Off-site parking may not be separated from the use served by an arterial road unless a grade-separated pedestrian walkway is provided or other traffic control or remote parking shuttle bus service is provided.

B. Off-Site Parking Agreement

In the event that an off-site parking area is not under the same ownership as the principal use served, the County shall require an agreement between all property owners and the County, acceptable to the County Attorney’s Office, that will run with the land until such time as the need is extinguished. An executed agreement shall be recorded with the Clerk of the Circuit Court by the applicant and a certified copy provided to the Zoning Official. Recordation of the agreement must take place prior to issuance of development approval. An off-site parking agreement may be dissolved only if all required parking spaces will be provided, in accordance with the provisions of this Article.

C. Other Standards

- 1. Off-site parking may not be used for the storage of commercial vehicles or equipment.
- 2. Off-site parking areas must be developed according to all applicable development standards of this Code.

4.5.9 On-Site Loading

- A.** Commercial and industrial operations with a floor area of more than 8,000 square feet shall provide space for loading and unloading operations so that the free movement of vehicles and pedestrians over sidewalks, streets, and alleys shall not be impaired.
- B.** Every on-site loading and unloading space shall have direct access to a public street or alley and shall have the following minimum dimensions:

Length	30 feet
Width	12 feet
Height	14 feet

- C.** Required on-site loading spaces shall be located on the same lot they are intended to serve.

1 **Article 4.6 Trees, Landscaping, and Buffers**

2 **4.6.1 Purpose and Intent**

3 It is the purpose and intent of this Article to:

- 4 **A.** Establish consistent, yet flexible, standards for landscaping associated with development
- 5 in order to improve the health and appearance of the County.
- 6 **B.** Require the planting of trees and other plant materials to foster the preservation and
- 7 stabilization of the community’s environment and promote a healthier environment by
- 8 using living plants to reduce soil erosion and enhance soil conservation, to filter noise,
- 9 dust, and fumes, to buffer winds, to modify the rate of storm water runoff, to reduce the
- 10 heating effects of solar radiation, and to reduce water and air pollution.
- 11 **C.** Implement Florida Friendly landscaping in order to reduce water consumption while
- 12 enhancing both the beauty and hardiness of Florida landscaping by proper design choices
- 13 that require less irrigation and make better use of water.
- 14 **D.** Provide buffers to screen views or reduce the incompatibility between adjacent land uses.
- 15 **E.** Reduce the unnecessary clearing and disturbing of land and preserve existing native trees
- 16 and vegetation by establishing regulations limiting their removal and providing for their
- 17 replacement in order to safeguard the ecological and aesthetic environment of the
- 18 community.

19 **4.6.2 Applicability**

20 This Article shall apply to all development, including alterations to existing required
21 landscaping and buffering, and to the removal of vegetation on vacant lots.

22 **A. Exemptions**

23 The provisions of this Article shall not apply to the following activities:

- 24 1. Land management activity conducted in accordance with an approved land
- 25 management plan on lots zoned Environmentally Sensitive or with a Preservation or
- 26 Resource Conservation Future Land Use Map designation, or on lots covered by a
- 27 recorded Conservation Easement.
- 28 2. Development within the Air Operations Area (AOA) of the Punta Gorda Airport.
- 29 3. Bona fide agricultural operations.
- 30 4. Lawful development activities within existing utility, drainage, and road easements and
- 31 public rights-of-way, for the purposes for which they were reserved.

32 **B. Non-conforming Landscaping**

33 Existing landscaping which does not conform to the standards of this Code may not be
34 reduced.

35 **C. Landscape Plan Review**

36 Landscape plan review shall occur during Site Plan Review, Earthmoving application
37 review, and Construction and Demolition Permit review.

38 **D. Expansion of Existing Uses**

39 Existing buildings or uses which are enlarged in terms of floor area shall, if necessary,
40 provide additional landscaping in accordance with this Article for the additional floor area.
41 Existing buildings and uses which have existing landscaping may be modernized, altered,
42 or repaired without providing additional landscaping, provided there is no increase in floor
43 area.

1 **E. Change of Use or Zoning**

2 Existing buildings which undergo a change of use or zoning shall provide adequate
3 landscaping in accordance with the provisions of this Article. If the new use or zoning
4 requires more landscaping than exists on-site, additional landscaping shall be provided.

5
6 **F. Approvals with Conditions**

7 An approved Planned Development rezoning, Special Exception, or Variance may include
8 conditions that require more intense landscaping than the minimum required by this
9 Article. Approved Special Exceptions or Variances for already developed properties shall
10 include conditions that require the property be brought into compliance with this Article.

11
12 **4.6.3 General Provisions**

13 **A. Florida Friendly Landscaping**

14 Florida Friendly design principles shall be used for all landscaping, based on the following
15 principles:

- 16 1. Landscape plants shall be chosen that are suited to existing site conditions (“the right
17 plant in the right place”). Soil amendments or terrain features can be added to create
18 favorable conditions for plants that would not ordinarily thrive on the site. Native
19 plants have a proven track record of thriving under native conditions with little or no
20 supplemental water and are the more favorable species to plant. The selection of
21 drought tolerant plants will ensure a drought tolerant landscape even if severe water
22 restrictions are imposed.
- 23 2. Physically concentrating high water usage plants, medium water usage plants, and low
24 water usage plants in separate areas will allow the design of high, medium, and low
25 water usage zones that provide the plants with the necessary amount of water,
26 without waste.
- 27 3. Use of organic mulches, such as pine straw, instead of inorganic materials, such as
28 crushed rock, will promote the absorption of water by the soil as well as enhance
29 water retention. Shade provided by shade trees reduces evaporation and allows a
30 moist local environment. Avoid watering in the heat of the day to minimize
31 evaporation. Amend fast draining sand soils with organics such as peat to enhance
32 water retention. Careful application of irrigation with properly sized, adjusted, and
33 timed irrigation heads will minimize water loss through evaporation, run-off, and
34 excessive saturation.
- 35 4. Devoting less area to turf grass and using it as an accent rather than the main
36 emphasis of the landscape will reduce water use, maintenance costs, pesticide costs,
37 and fertilizer costs. Low maintenance trees and shrubs cost less in long term
38 maintenance and resources as well as offering possibilities of more attractive designs.

39 **B. Removal of Invasive Exotics**

40 Development of a lot shall require the removal of all plants included in Category I and
41 Category II of the most recent edition of the Florida Exotic Pest Plant Council’s *List of Invasive*
42 *Plant Species*.

43 **C. Approved Native Plant Species List**

- 44 1. The County shall maintain a list of Native Plants that meet the requirements of this
45 Article, including Native Shade Trees, Native Ornamental Trees, Native Palms, Native
46 Shrubs, Native Grasses and Perennial Plants, Native Climbing Vines, and Native
47 Groundcover Plants. This list is not conclusive and may be amended as appropriate
48 species are identified.
- 49 2. Other non-invasive plants may be planted on the development site, but shall not count
50 toward meeting the requirements of this Article.

1 **D. Prohibited Practices**

2 The following practices or procedures shall be prohibited:

- 3 1. Planting any plant included in Category I and Category II of the most recent edition of
- 4 the Florida Exotic Pest Plant Council's *List of Invasive Plant Species*.
- 5 2. Pruning any tree so as to make it appear stunted or disfigured, or trimmed to be an
- 6 unnatural shape.
- 7 3. Climbing any living tree using the practice known as "spiking" or "spurring", where
- 8 spikes are attached to the feet or legs to aid in climbing a tree. Spiking may be
- 9 allowed only when a tree is dead or when the total removal of a tree has been
- 10 approved.
- 11 4. Attaching any rope, wire, or anchor to any tree in a manner that would damage the
- 12 health or growth of the tree.
- 13 5. Attaching any sign to a tree.

14 **E. Easements and Utilities**

- 15 1. Proposed landscape plantings shall take into account all existing and proposed utility
- 16 lines and easements. Landscaping shall not interfere with or obstruct existing or
- 17 proposed overhead or underground utilities.
- 18 2. Landscape plantings may be located within an easement and may be counted toward
- 19 the requirements of this Article if the applicant provides written authorization from all
- 20 entities having an ownership interest in the easement for placement of the plant
- 21 materials in the easement. In some cases, the Grantor of the easement may require
- 22 an Occupation of Easement.

23 **F. Timing of Installation**

24 Required landscaping shall be installed prior to issuance of a Certificate of Occupancy;
25 however, installation may be postponed once, until the first half (June 1 through August
26 31) of the next rainy season. In order to request this one time extension, the applicant
27 shall submit a notarized affidavit making such a request, stating the reasons for the
28 request, and stating that the landscaping will be installed as specified in the approved
29 landscape plan by a specific date and that the site shall be stabilized until the time of
30 installation. Site stabilization may be accomplished by utilizing sod, mulch or other
31 alternative methods, as may be approved.

32 **G. Plant Substitutions**

33 Plant substitutions to plant materials specified in the approved landscape plan that may be
34 necessary due to seasonal planting problems or availability of plant material shall be
35 considered a Minor Modification of the approved Site Plan, provided the following
36 conditions are met:

- 37 1. New substitute plant materials shall have no significant change in the initial size of
- 38 plants and shall be of the same general category (e.g., shade trees, palms, or
- 39 ornamental trees).
- 40 2. New substitute plant materials shall have the same general design characteristics
- 41 (e.g., mature height, crown or spread).

42 **H. Phased Development Sites**

43 For multi-phased developments a single phase of development shall be considered a
44 development site and all the required landscaping shall be calculated within that phase.
45 However, if the entire lot is cleared for development then all required perimeter
46 landscaping shall be installed as part of the first phase of development.

47 **I. Public Buildings and Structures**

48 The provisions of this Article may be reduced, but not eliminated, for public buildings and
49 structures operated by law enforcement, fire, and EMS including, but not limited to, jails,

1 fire stations, and police stations, as determined by Resolution of the Board of County
2 Commissioners at their discretion.

3 **J. Landscape Plans**

4 1. All development subject to Site Plan Review shall submit detailed landscape plans.

5 2. All required landscape plans must be approved by the County prior to issuance of any
6 associated permits or approvals.

7 3. Landscape Plans shall:

8 a. Be signed and sealed by a Registered Landscape Architect, as defined in Chapter
9 481, F.S.

10 b. Include a Tree and Native Plant Survey and Inventory which shall show all existing
11 trees and native plants as well as landscape features.

12 c. Include a Protection and Preservation Plan which shall show trees and native
13 plants to be preserved in context with the location of existing and proposed
14 buildings and other improvements on the site.

15 d. Be drawn to a scale of one inch equals 20 feet, or other approved scale.

16 e. Show all lot lines, with dimensions.

17 f. Show the dimensions and location of existing and proposed parking areas,
18 specialized vehicular use areas, loading docks, access aisles, and driveways.
19 Required parking spaces shall be shown, but dimensions need not be shown.

20 g. Show all existing and proposed easements, utility lines, buildings, structures,
21 stormwater management facilities, and other infrastructure.

22 h. Show and identify all abutting public rights-of-way.

23 i. Identify the zoning of the subject property and all adjacent lots.

24 j. Show all new landscape plantings and features in context with the location of
25 existing and proposed buildings and other improvements on the site, including the
26 dimensions of all landscape planters and landscape islands.

27 k. Provide an irrigation narrative on the plans stating the source of water to be used
28 and the features used to provide for the efficient use of water including sensors,
29 timers, and plant irrigation zones based on watering needs, as applicable.

30 l. Indicate in table format the quantities, species name, and size of all plant
31 materials to be planted or preserved, the gross acreage of the development site,
32 and the square footage of all paved areas.

33 m. Show all measures proposed to protect all landscape plants, existing and
34 proposed, from damage by vehicles, including curbing, bollards, edging, wheel
35 stops, raised planting surfaces, and other protective measures.

36 n. Indicate all cut and fill areas using existing and proposed contours.

37
38 **4.6.4 Landscape Material Minimum Standards**

39 **A. Quality**

40 All plants used to meet the requirements of this Article shall meet the quality standards for
41 Florida No. 1 or better, as provided in the latest edition of *Grades and Standards for*
42 *Nursery Plants*, Parts I and II, Florida Department of Agriculture and Consumer Services,
43 except that size shall be measured as established in this Article.

44 **B. Minimum Plant Sizes**

45 All plants shall be at least as large as the minimum size set forth below at the time of
46 planting.

47 1. Trees used as required shade trees shall have a minimum caliper of two inches and a
48 minimum height of eight feet.

4.6.5 Tree and Native Plant Protection and Preservation

- 1 2. Trees used as required ornamental trees shall have a minimum caliper of 1.5 inches
2 and a minimum height of six feet.
- 3 3. Palms used as required trees shall have a minimum six feet of clear trunk.
- 4 4. Shrubs used as required landscaping shall have a minimum height or spread of 18
5 inches.
- 6 5. Hedges shall have a minimum height of 24 inches and be of a type that reaches at
7 least 48 inches at maturity. Hedges used to replace a buffer fence or wall shall have a
8 minimum height of 48 inches.
- 9 6. Ornamental grasses and perennial plants shall have a minimum size equal to a one
10 gallon pot and reach a mature height of at least twelve inches.
- 11 7. Vines shall have a minimum height of 36 inches.

C. Sod

- 13 Areas to be planted with grass for the purpose of creating a lawn shall use drought
14 resistant or low water using strains.

4.6.5 Tree and Native Plant Protection and Preservation**A. Retention of Existing Trees and Native Plants**

- 17 Where healthy existing trees or native plants of appropriate location, species, size, and
18 quality exist on-site prior to development, efforts shall be made to protect and preserve
19 them to the maximum extent practicable during and after all development activities. Also,
20 efforts shall be made to preserve these trees and plants at their original grade to the
21 greatest extent practicable. Some varieties of protected and preserved trees, palms, and
22 palmettos may be counted toward the shade tree requirements of this Article if the
23 appropriate provisions of this Article are met.

B. Tree and Native Plant Survey and Inventory

- 24 A Tree and Native Plant Survey and Inventory, prepared by a Registered Land Surveyor,
25 shall show the location, size, and variety of all trees three inches or greater in caliper,
26 palms with six feet of clear trunk or greater, and other plant material located on the lot, or
27 within a phased development site and within 25 feet of the area of the lot to be developed.

C. Protection and Preservation Plan

- 30 To receive credit for preservation of existing trees and native plants during the
31 development process, the developer shall follow a Protection and Preservation Plan. This
32 plan shall indicate which trees or plant materials are to be removed, which trees or plant
33 materials are to be preserved, and what techniques will be used for their protection.

D. Protective Barriers

- 35 Prior to any development activity, all trees and natural plant areas proposed to be
36 preserved shall be protected by barriers in accordance with the approved Protection and
37 Preservation Plan and the following standards:

- 38 1. Trees that are 100 feet or more from the nearest point of development activity do not
39 require the installation of a protective barrier.
- 40 2. Temporary barriers shall extend at least three feet above the ground and may consist
41 of chain link fencing, wood or plastic beach erosion fencing, or approved equivalent.
42 The barriers shall be clearly visible. Stakes strung with line or flagging shall not be
43 considered an adequate protective barrier.
- 44 3. Barriers shall be placed at the edge of the Protected Root Zone of all preserved trees
45 and native plants. Clusters of trees or large natural plant areas shall be protected by
46 barriers placed at the outer boundary of the Protected Root Zone of the outermost
47 trees or natural plant areas, or edge of the allowable area of encroachment as shown
48 on the approved Protection and Preservation Plan.

4.6.5 Tree and Native Plant Protection and Preservation

4. Protective barriers shall remain in place until all development activity, except landscaping, is complete.
5. No soil, debris, equipment, vehicles, or materials of any kind may be placed, allowed to enter, or be stored within the protective barriers established around protected trees and native plants.

E. Grade Changes Affecting Trees

1. Cut or fill of soil and trenching or boring is prohibited inside the Protected Root Zone unless the specific activity is included in the approved Protection and Preservation Plan.
2. The existing grade at the base of any tree or native plant to be preserved shall not be altered in any manner not included in the approved Protection and Preservation Plan.
3. Any new grades created bordering the Protected Root Zone shall not exceed a slope of 6 to 1 in order to facilitate the policy that preservation is more desirable than replacement. If preservation cannot be accomplished with a 6 to 1 slope but can be accomplished by using a 4 to 1 slope, then such may be authorized in the Protection and Preservation Plan.
4. The construction of tree wells and the use of stem wall construction is required to prevent harmful changes in the grade within the area of the Protected Root Zone.

F. Encroachment into the Tree Root Zone

If it can be demonstrated that development activities must encroach upon the Protected Root Zone of specific trees, such encroachment may only occur in accordance with the approved Protection and Preservation Plan and the following standards:

1. No more than one-half of a tree’s Secondary Root Zone shall be impacted.
2. A tree’s Critical Root Zone and the remaining area of the tree’s Secondary Root Zone shall be protected as established by this Section.
3. If the development uses approved protection techniques that will reduce the impact to a tree’s root systems, such as pilings or stem walls, the area of allowable encroachment may be increased.

G. Penalty for Removal of Trees Without Authorization

1. In the event a tree designated for preservation is removed or destroyed, then the tree shall be replaced with a native tree and a penalty shall be assessed equal to a number of additional native trees planted or a fine paid to the County which shall be deposited into the Native Tree Replacement Fund. [check w/ SC, attys – due process]
2. The following table shall determine the number of native trees required in penalty for a tree that is illegally removed or the fine to be paid.

Tree Replacement or Illegal Removal Fees		
Diameter of Tree Removed:	Number of Replacement Trees:	Fine Amount:
3-6 inches	2 – 3” trees	\$ 600
6.1-9 inches	3 – 3” trees	\$ 900
9.1-12 inches	4 – 3” trees	\$ 1,200
12.1-18 inches	6 – 3” trees	\$ 1,800
18.1-24 inches	8 – 3” trees	\$ 2,400
24.1-30 inches	10 – 3” trees	\$ 3,000
30.1-36 inches	12 – 3” trees	\$ 3,600
36.1-42 inches	14 – 3” trees	\$ 4,200
42.1-48 inches	16 – 3” trees	\$ 4,800
Over 48 inches	18 – 3” trees	\$ 5,500
Clear-cut, unable to determine	Meet tree requirement	\$1 per square foot of the area cleared

- 1
2 3. When trees have been illegally removed and will be replaced the Zoning Official may
3 require that a landscape plan be submitted for approval, showing proposed trees,
4 species, and locations, prior to planting of the replacement trees.

5 **H. Heritage Trees**

- 6 1. Heritage trees shall be protected at all times and no person shall cut down, remove,
7 relocate, or in any way damage a heritage tree, unless authorized according to this
8 Article.
- 9 2. Encroachment into the Critical Root Zone shall not be permitted, regardless of the
10 protection techniques used.
- 11 3. A heritage tree may be removed only if one of the following conditions exists:
- 12 a. It is in advanced stages of decline as stated in a written report by an Arborist
13 certified by the International Society of Arboriculture (ISA).
- 14 b. It is causing substantial structural damage leading to unsafe conditions as stated
15 in a written report by registered Architect or Engineer.
- 16 c. It is located where a structure or improvement, allowed as a permitted principal
17 use, will be located and the applicant has demonstrated that every effort has been
18 made to accommodate the heritage tree within the site's design. This shall be
19 accomplished by submitting alternate site design sketches along with a narrative.

20 **4.6.6 Vegetation Management and Tree Removal**

21 **A. General**

- 22 1. A Vegetation Management and Tree Removal permit shall be required for mulching,
23 clearing, and tree removal on any lot.
- 24 2. A Vegetation Management and Tree Removal fee shall be charged per tree or palm
25 removed. The removal of a dead tree is exempt from these fees.
- 26 3. If a tree is necessary to meet the minimum requirements of this Article then it may
27 only be removed if a new tree of an approved size and native species is planted at an
28 approved location on the lot.
- 29 4. Trees shall only be removed if the removal is consistent with one or more of the
30 following criteria:
- 31 a. A tree is so weakened by disease, age, storm, fire, or other injury that it poses a
32 danger or safety hazard to persons, property, improvements, or other trees based
33 on evidence presented by an ISA-Certified Arborist.
- 34 b. A tree completely prevents access from a street or cross access between lots.
- 35 c. A tree prevents legal development or physical use of a lot. It is the intent of this
36 provision that a tree may be removed only after it has been demonstrated that an
37 effort to design or locate the proposed improvements so as to minimize the
38 removal of tree has been made. This shall be accomplished by submitting
39 alternate site design sketches.

40 **B. Native Tree Replacement Fund**

- 41 1. The removal of any existing shade tree of a species not listed in Category I and
42 Category II of the most recent edition of the Florida Exotic Pest Plant Council's List of
43 Invasive Plant Species shall require payment into the Native Tree Replacement Fund in
44 a sum equal to the number, size, and type of trees to be removed.
- 45 a. The amount paid for the removal of existing shade trees shall be calculated by
46 multiplying the number of caliper inches of each tree's diameter by the appropriate
47 fee per caliper inch.

- b. The amount paid for the removal of existing palm trees shall be calculated by multiplying the number of palm trees to be removed by the palm tree removal fee.
- 2. The County shall keep records of the funds received pursuant to this Section.
- 3. Funds collected shall be used for the design, purchase, and installation of landscaping using native trees and shrubs on lands of the County, including within County rights-of-way. Non-substantive amendments may be made from time to time without action by the BCC as deemed necessary for the administration of the program.

4.6.7 Shade Tree Planting Requirements

A. Minimum Shade Tree Planting Requirements

- 1. Shade trees shall be provided according to the following standards:
 - a. On lots developed with one- or two-family dwellings one shade tree shall be provided for every full 2,500 square feet of land area. One of every four trees shall be planted within 15 feet of the right-of-way.
 - b. On lots developed with public recreational activities one shade tree shall be provided for every full 4,000 square feet of developed land area. Of these required shade trees, one shall be installed within 15 feet of the right-of-way for every full 35 lineal feet of street frontage. These street frontage shade trees may be grouped, but the distance between any trees shall not exceed 50 feet.
 - c. On all other developed lots, one shade tree shall be provided for every full 2,000 square feet of land area. Of these required shade trees, one shall be installed within 15 feet of the right-of-way for every full 35 lineal feet of street frontage. These street frontage shade trees may be grouped, but the distance between any trees shall not exceed 50 feet.
- 2. When more than ten trees are required, a mix of species shall be planted as provided in the table below. No individual species shall comprise more than 60 percent of the tree species mix. This subsection does not apply to areas of vegetation which have been preserved in their natural state.

Required Number of Trees:	Minimum Number of Species:
11 - 20	2
21 - 30	3
31 - 40	4
41+	5

- 3. Required shade trees may be planted in interior landscape islands.
- 4. Shade trees required as part of a buffer shall be in addition to the minimum shade tree requirements.
- 5. All shade tree requirement calculations that result in fractions shall be rounded down to the nearest whole number.
- 6. If site constraints, such as overhead utilities, would interfere with the growth of shade trees an alternate location or native ornamental trees may be approved. Ornamental trees of sufficient number and equal value may be substituted as outlined in the Shade Tree Equivalency.

B. Shade Tree Equivalency

- 1. Existing trees, palms, and some plants may be counted toward shade tree requirements, as stated below, provided they are preserved and protected according to this Article. In no case, may more than 50 percent of the shade tree requirements be substituted with other plant materials.

- 1 a. An existing native shade tree with a caliper of between three and 12 inches may
2 be counted as one required shade tree. If such a tree is ever removed for any
3 reason then at least one native shade tree shall be planted on the same lot to
4 replace it.
- 5 b. An existing native shade tree with a diameter at breast height (DBH) of between
6 12 and 24 inches may be counted as two required shade trees. If such a tree is
7 ever removed for any reason at least two native shade trees shall be planted on
8 the same lot to replace it.
- 9 c. A properly preserved and protected Heritage Tree may be counted as three
10 required shade trees. If such a tree is ever removed for any reason at least three
11 native shade trees shall be planted on the same lot to replace it.
- 12 d. An existing native ornamental tree with at least one 1.5-inch caliper stem and a
13 minimum height of six feet may be counted as one-half of one required shade
14 tree. No more than 25 percent of the required shade trees may be replaced with
15 existing native ornamental trees. If such a tree is ever removed for any reason at
16 least one native ornamental tree shall be planted on the same lot to replace it.
- 17 e. An existing native palm with a minimum of six feet of clear trunk may be counted
18 as one-third of one required shade tree. No more than 25 percent of the required
19 shade trees may be replaced with native palms. If such a palm is ever removed
20 for any reason at least one native palm shall be planted on the same lot to replace
21 it.
- 22 f. An existing non-native shade tree with a caliper of at least three inches may be
23 counted as one-half of one required shade tree. No more than 25 percent of the
24 required shade trees may be replaced with existing non-native shade trees. If
25 such a tree is ever removed for any reason at least one native shade tree shall be
26 planted on the same lot to replace it.
- 27 g. An existing non-native ornamental tree with at least one 1.5-inch caliper stem and
28 a minimum height of six feet may be counted as one-fourth of one required shade
29 tree. No more than 25 percent of the required shade trees may be replaced with
30 existing non-native ornamental trees. If such a tree is ever removed for any
31 reason at least one native ornamental tree shall be planted on the same lot to
32 replace it.
- 33 h. An existing non-native palm with a minimum of six feet of clear trunk may be
34 counted as one-fourth of one required shade tree. No more than 25 percent of the
35 required shade trees may be replaced with existing non-native palms. If such a
36 palm is ever removed for any reason at least one native palm shall be planted on
37 the same lot to replace it.
- 38 i. Existing palmettos may be counted as one-fourth of one required shade tree for
39 every full 100 square feet preserved. Palmettos must be preserved in contiguous
40 areas of at least 100 square feet. No more than 25 percent of the required shade
41 trees may be obtained from preserved palmettos. If 100 square feet or more of
42 palmettos is ever removed for any reason at least one native ornamental tree for
43 every 100 square feet removed, or fraction thereof, shall be planted on the same
44 lot to replace it.
- 45 2. Newly planted non-native shade tree, non-native ornamental tree, or non-native palm
46 species may not be counted toward any shade tree or buffer requirements of this
47 Article.

C. Payment In Lieu of Required Shade Tree Planting

- 48 1. Lots developed with single-family and two-family residences may make a payment to
49 the Native Tree Replacement Fund in lieu of planting some or all of the required shade
50 trees for the lot.
- 51

- 1 2. Multifamily residential, mixed use, commercial, industrial and other non-residential
 2 developments are not eligible to reduce their required shade tree plantings through
 3 this payment.

4 **4.6.8 Buffer Requirements**

5 **A. Landscape Buffers**

6 **1. Buffer Types**

- 7 a. Landscape buffers shall meet the following requirements:

Item:	Buffer A	Buffer B	Buffer C	Buffer D	Buffer E
Shade Trees (per 100 ft.)	2	3	4	5	0
Ornamental Trees (per 100 ft.)	3	4	5	6	0
Shrubs (per 100 ft.)	40	50	60	70	0
Perennial plants (per 100 ft.)	40	50	60	70	0
Standard width (ft.)	15	20	25	30	5
Optional opaque wall or fence	Use of an opaque wall or fence can reduce the required buffer width by one foot for every two feet of fence or wall height. Fences or walls shall be a minimum of three feet in height and shall be decorative and made of concrete with a stucco finish, or brick, stone, vinyl, or plastic.				N/A
Optional Earth Berm	Use of a berm can reduce the number of required shrubs by 10 percent and the number of required perennial plants by 10 percent for every one-foot of berm height. Minimum berm height must be two feet.				N/A

- 8
- 9
- 10 b. Berms must be graded to appear smooth and rounded. Slopes must not exceed a
 11 ratio of 4:1.

- 12 c. At least 75 percent of the plant material required in a buffer shall be located on
 13 the outside of a fence or wall and facing the adjacent lots.

14 **2. Use of Buffers**

- 15 a. Landscape buffers shall be placed along the boundaries of a lot according to the
 16 following table:

	Zoning to be Buffered						
	<u>ES,</u> <u>MES,</u> <u>PKR,</u> <u>AG, EM,</u> <u>RE,</u> <u>BBI,</u> <u>RSF,</u> <u>MSF,</u> <u>CHCR,</u> <u>MHC</u>	MHP, RMF, MMF, RVP	RMF-T, OMI, CN, CHNBR	CG, MCG, CT, MCT, CHMU, CHRW, CMU	IG	II	ECAP, BRMU
Developing Use Zoning							

ES, MES, PKR, AG, EM, RE, BBI, RSF, MSF, CHCR, MHC	None	None	None	None	None	None	See Overlay District
MHP, RMF, MMF, RVP	A	None	None	None	None	None	
RMF-T, OMI, CN, CHNBR	C	A	None	None	None	None	
CG, MCG, CT, MCT, CHMU, CHRW, CMU	C	B	A	None	None	None	
IG	D	D	C	B	None	None	
II	D	D	D	B	A	None	
ECAP, BRMU	See Overlay District						
Emergency Services	B	B	A	None	None	None	
Essential Service Facilities	A	A	A	A	A	A	
Communication Tower Facilities	D	C	B	A	A	A	
Active Use Parks	B	B	A	None	None	None	
Outdoor Storage Yard	D	D	D	D	See Below	See Below	
Debris and Waste Disposal Facilities	See Debris and Waste Disposal Facilities provisions of this Code						

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- b. The width of ingress and egress lanes shall be excluded when determining the length of buffers.
- c. If no other buffer is required, a Type E buffer, intended to provide a break between two areas of pavement on separate lots, shall be installed between any paved area and all adjacent lots.
 - 1) The buffer shall consist of a lawn or ground cover and other landscaping.
 - 2) The buffer shall not be occupied by signs, parking spaces, or other paved areas, except for connecting sidewalks or driveways linking adjacent lots.
 - 3) The buffer may be occupied by light poles, fences, walls, or other similar site amenities.
 - 4) In zoning districts where zero side yard setbacks are permitted, the buffer may be occupied by a building.
 - 5) On lots with 100 or more parking spaces, the buffer shall be at least ten feet wide.

3. **Communication Tower Facilities**

All communication tower facilities shall be buffered along the entire perimeter of the area used for the facility. No buffering is required for communication tower facilities located in the AG, ES, or PKR zoning districts where the tower is set back from the lot line a distance equal to the tower height, providing there is enough native vegetation to satisfy the Type A buffering requirement.

1 4. **Outdoor Storage Yards**

2 Outdoor storage yards in IG and II Zoning Districts that abut other IG or II zoning
3 shall require a Type B buffer along the front of the storage yard and fences along
4 the other sides.

5 5. **Stormwater Management Facilities**

6 Stormwater management facilities may occupy up to 50 percent of the width of
7 any buffer, however, no reduction in the amount of required landscape plantings is
8 permitted.

9 **4.6.9 Interior Parking Lot Landscape Requirements**

10 The purpose of interior parking lot landscaping is to reduce the impacts of large areas of
11 impervious surface and pavement. All parking lots with 15 or more parking spaces shall be
12 required to provide interior landscape islands within the parking lot.

13 **A. Total Interior Landscape Island Area**

14 All parking lots shall include interior landscape islands equal to at least ten percent of the
15 area devoted to parking and vehicular circulation. If the parking lot exceeds 100 parking
16 spaces, then the interior landscape islands shall equal 15 percent. These islands shall be
17 in addition to the land required for the parking spaces and vehicular circulation.

18 **B. Interior Landscape Island Configuration**

- 19 1. Interior landscape islands shall be located at the ends of each row of parking spaces
20 and within a row shall be separated by no more than ten spaces.
- 21 2. At least 75 percent of the required interior landscape islands shall have planting areas
22 at least eight feet wide and at least 130 square feet in area.
- 23 3. All other interior landscape islands shall have planting areas at least five feet wide and
24 at least 80 square feet in area.
- 25 4. The overall length of the interior landscape islands, including curbing, shall be the
26 same as the adjacent parking space.
- 27 5. Configurations of interior landscape islands not in strict conformity with this Code may
28 be approved if such configuration is necessary to preserve existing native or Heritage
29 trees provided the minimum area requirement is met.

30 **C. Interior Landscape Island Plantings**

- 31 1. Each interior landscape island shall contain at least one shade tree, ornamental tree,
32 or palm, and sufficient quantity of shrubs, perennials, or ground cover to fill the
33 planting area.
- 34 2. All interior landscape islands shall be planted with at least one shade tree for every
35 130 square feet of planting area. No shade tree shall be planted in a planting area
36 that is less than eight feet wide and 130 square feet in area.
- 37 3. Interior landscape islands less than 300 square feet in area shall not be planted with
38 lawn. Interior landscape islands 300 square feet or more in area shall not have more
39 than 50 percent of the area planted in lawn.
- 40 4. Interior landscape islands shall be landscaped so as not to obstruct traffic sight lines.
41 Shrubs shall be maintained at a maximum height of three feet and trees shall have a
42 minimum of six feet of clear trunk measured from the ground up.
- 43 5. If an interior landscape island is to include a preserved shade tree with a caliper of
44 nine inches or greater, then the island shall be at least 17 feet wide and 260 square
45 feet in area. Larger preserved trees may require larger islands based on the tree size
46 and area of the Total and Critical Root Zones.

1 **4.6.10 Decorative Landscape Requirements**

- 2 A. Decorative landscaping shall be required between any buildings and the right of way, and
3 between any parking lots and the right of way for all lots developed with uses other than
4 one- or two-family dwellings or public recreational facilities. This decorative landscaping is
5 not required to be placed immediately adjacent to the right of way.
- 6 B. Decorative landscaping between parking lots and the right of way shall consist of 12
7 shrubs and 12 perennial plants per 35 lineal feet.
- 8 C. Decorative landscaping between any buildings and the right of way shall consist of one
9 ornamental tree, six shrubs, and six perennial plants per 35 lineal feet.
- 10 D. Decorative landscaping does not need to be distributed evenly across the frontage of the
11 parking lot or building.
- 12 E. If the adjacent zoning would require a buffer, then the appropriate buffer shall be used in
13 place of the Decorative Landscape requirements.

14
15 **4.6.11 Installation Standards**

16 **A. General**

- 17 1. All initial landscaping shall be installed in conformance with the approved landscape
18 plan.
- 19 2. All required landscaping shall be installed in a professional manner and in accordance
20 with accepted horticultural techniques and this Article.
- 21 3. All landscaping required by this Article, except sod, shall be installed by persons or
22 entities properly licensed or qualified pursuant to the Charlotte County Code of Laws
23 and Ordinances.
- 24 4. All plant materials shall carry plastic tags identifying their species, which shall be
25 retained on the plants until the final landscape inspection is made and approved for a
26 Certificate of Occupancy.
- 27 5. All trees and landscape planting beds shall be mulched to a minimum depth of two
28 inches and a maximum depth of four inches with organic mulch at least to the
29 perimeter of the planting bed or root ball. Mulch must be kept at least two inches
30 away from trunks and stems in order to avoid moisture damage to the bark.
- 31 6. Sufficient soil and water shall be provided in order to sustain healthy growth of all
32 plant materials.
- 33 7. When a hedge is proposed the shrubs shall be planted 18 to 36 inches on center as
34 determined by the species of plant used and maintained in order to form a continuous,
35 solid visual screen within two years from planting,

36 **B. Ground Cover**

- 37 1. Ground cover shall be planted in such a manner as to present a finished appearance,
38 provide soil stabilization, and shall be mulched when the ground is not completely
39 covered by the ground cover at the time of planting.

40 **C. Lawn**

- 41 1. Grass used for lawns may be sodded, plugged, sprigged, or seeded.
- 42 2. Seeded areas must be sufficiently seeded and watered to produce a sufficient ground
43 cover within 30 days.
- 44 3. No lawn may be placed within two feet of the trunk of any tree.

1 **4.6.12 Irrigation Standards**

- 2 A. All required landscaping shall be irrigated during the establishment period. A temporary
3 irrigation system or hand watering may be used if it can be demonstrated that such an
4 approach will provide adequate water for plant survival. If automatic irrigation is not
5 provided, the landscape architect shall provide a watering schedule on the landscape plan.
- 6 B. The following standards shall apply to the design, installation, and maintenance of all
7 automatic irrigation systems:
- 8 1. Irrigation systems must be designed to eliminate the application of water to
9 impervious areas and reduce impacts to existing native vegetation.
 - 10 2. Automatic rain and soil moisture sensing devices shall be installed in accordance with
11 industry standards.
 - 12 3. Drip or micro-jet irrigation shall be used where possible.
 - 13 4. Above-ground impact heads are not permitted.
 - 14 5. Irrigation systems shall use the lowest quality water available that adequately and
15 safely meets the water needs of the landscaping, including shallow wells, irrigation
16 ponds, or reuse water.
 - 17 6. Irrigation systems must be properly maintained and operated in a manner consistent
18 with watering restrictions established by the applicable Water Management District or
19 local authority, whichever are stricter.
- 20 C. Planted storm water management facilities and preserved natural areas do not require
21 irrigation systems.

22 **4.6.13 Maintenance Standards**

- 23 A. It shall be the property owner's continuing responsibility to maintain all required trees and
24 landscape plantings in a healthy condition and in conformity with this Article and any
25 approved landscape plans. Maintenance shall include adequate watering, pruning,
26 mowing, and removal of all weeds, litter, and debris, not only on the owner's lot, but also
27 the area between the property line and the adjacent street curb or edge of pavement.
- 28 B. All tree pruning shall be conducted according to the latest edition of the American National
29 Standard Institute (ANSI) publication *Tree, Shrub, and Other Woody Plant Management –*
30 *Standard Practices (Pruning)*, and its companion publication *Best Management Practices,*
31 *Tree Pruning*.
- 32 C. All required plant materials that die, are damaged, or removed must be replaced with the
33 same species, variety, size, and quality as shown on the approved landscape plan within
34 90 days. If the death or damage was caused by a natural disaster, they shall be replaced
35 within 180 days, although this time period may be extended by the BCC. A substitution to
36 the originally-approved species, variety, or size of a plant may be granted according to the
37 Plant Substitution provisions of this Code.
- 38 D. Damage to any landscape structures shown on an approved landscape plan shall be
39 repaired or replaced within 90 days. If the damage was caused by a natural disaster, they
40 shall be repaired or replaced within 180 days.
- 41 E. Mangroves shall be maintained and pruned according to the Mangrove Trimming and
42 Preservation Act.

Article 4.7 Stormwater Management Systems

4.7.1 Purpose

The purpose and intent of this Article is to establish minimum requirements and procedures to control the adverse impacts associated with stormwater runoff. Proper management of stormwater runoff will minimize damage to public and private property, reduce the negative effects of development upon the land, control stream channel erosion, reduce local flooding, and maintain pre-development levels of stormwater runoff as much as possible following development.

4.7.2 Applicability

- A. This Article shall apply to all development activities occurring within unincorporated Charlotte County except the construction of the following exempted structures:
1. One single-family detached structure, on an individual site, used for housing.
 2. One duplex structure, on an individual site, used for housing.
 3. One triplex structure, on an individual site, used for housing.
 4. Storage buildings, sheds, swimming pools, and other accessory structures constructed on sites containing a single-family detached, duplex, or triplex residential structure.
 5. One model home. Additional temporary parking spaces may be installed provided a bond is posted and a letter of intent given to ensure removal when model home usage changes.
 6. Fences and walls.
 7. Any proposal for a development activity that does not cause significant impact upon existing stormwater management systems.
 8. Agricultural-related activities that do not cause significant hydrological impacts.
- B. The issuance of a stormwater permit does not relieve the applicant from the need to acquire all other permits required to construct stormwater management systems.

4.7.3 Master Stormwater Plans

Any development located within a subdivision or other area that has a County-approved master stormwater system is only subject to review for compliance with parameters of the approved master stormwater management plan.

4.7.4 Water Management District Permits

The County will accept the same application information that an applicant submits to a Water Management District, or an approved permit, if the applicant chooses to use that information to prove that the operation will meet the standards and requirements of this Article, subject to compliance and enforcement of this Article. This does not allow the applicant to commence activity without an approved stormwater permit.

4.7.5 Design Standards

- A. All stormwater management systems shall conform to the Earthmoving standards of this Code.
- B. The design for any stormwater management system shall be consistent with the requirements of the appropriate Water Management District and shall include hydrologic analysis acceptable to the County. Design of control structures shall be based on a 25-year, 24-hour event. Design of facilities upstream of control structures shall be designed in accordance with a 5-year, 24-hour event.
- C. Construction of private stormwater storage systems are prohibited within public rights-of-way and easements.

- 1 D. In order to prevent erosion, artificial watercourses shall be designed considering soil
2 type.
- 3 E. Stormwater outfalls shall discharge into a County-approved drainage system.
4 Whenever the discharge structure or outfall pipe does not abut a County or State
5 facility, the applicant shall submit documentation demonstrating legal rights to
6 convey discharge across private property.

7 **4.7.6 Performance Standards**

8 To ensure attainment of the objectives of this Article and that performance standards will
9 be met, the design, construction and maintenance of stormwater management systems
10 shall be consistent with at least the following standards:

- 11 A. All runoff shall be treated before being directed into off-site water bodies.
- 12 B. Discharge of runoff from detention ponds shall not exceed the calculated
13 predevelopment rate, or rate determined by a basin study, whichever is less.
- 14 C. Vegetated areas shall be created or, where practicable, retained in their natural state
15 along the banks of all watercourses, water bodies, or wetlands. The width of these
16 areas shall be sufficient to prevent erosion, trap the sediment or overload runoff,
17 provide access to the water body, and allow for periodic flooding without damage to
18 structures.
- 19 D. The banks of intermittent watercourses such as swales and ditches shall be
20 vegetated.
- 21 E. The use of the stormwater facilities and vegetated buffer zones as open space,
22 recreation and conservation areas shall be encouraged.
- 23 F. Wetlands, lakes, and other natural water bodies shall not be used as primary
24 sediment traps.
- 25 G. Control of erosion shall be established prior to development through the use of
26 sedimentation facilities that shall receive regular maintenance to ensure that they
27 continue to function properly.
- 28 H. Systems shall be designed using best management practices in order to resist
29 saltwater intrusion.
- 30 I. Systems are required to be maintained to design parameters.

31 **4.7.7 Low Impact Development Design Techniques**

- 32 A. Construction to Florida Green Building Standards, LEED Certification, and the use of
33 Low Impact Development (LID) design techniques are encouraged. The design
34 engineer must demonstrate in the design of the stormwater management system
35 that LID practices are incorporated to the maximum extent practicable. Examples of
36 LID design techniques include the minimization of impervious surfaces, the increased
37 use of pervious pavement, green roofs, rain cisterns, the reuse of stormwater for
38 irrigation, the direction of stormwater runoff to bioretention and biotreatment
39 vegetated swale areas prior to discharge to a stormwater retention pond, the use of
40 Florida Friendly landscaping, and other surface water quality improvement controls
41 and devices.
- 42 B. Treatment trains incorporating LID design shall be practiced to achieve pollutant load
43 reduction in a developed site in accordance with the Statewide Stormwater
44 Treatment Rule when adopted by the Water Management Districts and the Florida
45 Department of Environmental Protection.

46 **4.7.8 Inspection**

- 47 1. Certificate of substantial compliance with the plan, signed and sealed by the
48 engineer of record. Any deviations from the approved plans must be clearly stated
49 in this certificate.

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2. Two sets of signed and sealed record drawings showing the as-built elevations overlaid on the approved plan.

1 **Article 4.8 Outdoor Seating**

2 **4.8.1 Intent**

3 The intent and purpose of this Article is to establish conditions and requirements under which
4 outdoor seating may be allowed.

5 **4.8.2 Applicability**

6 Outdoor Seating is permitted in the RMF-T district, all commercial districts except OMI, the
7 ECAP district, and all mixed use districts.

8 **4.8.3 Categories of Outdoor Seating**

9 **A. Sidewalk Seating**

10 Sidewalk Seating is seating placed in front of commercial establishments, on the
11 sidewalk within the public right-of-way or along the pedestrian ways of a multi-tenant
12 commercial building such as a shopping center.

13 **B. On-Site Outdoor Seating**

14 On-Site Outdoor Seating is seating on private property and accessory to an existing
15 commercial establishment.

16 **4.8.4 Standards**

17 **A. Sidewalk Seating**

18 **1. General**

- 19 **a.** The sidewalk shall be used for tables and chairs only, for use by customers.
20 Service equipment shall not be placed on the sidewalk.
- 21 **b.** All seating areas shall have an unobstructed opening for entrance and exit at
22 all times.
- 23 **c.** The seating area shall be separated from the designated pedestrian passage.
24 No such separation shall be required if the seating area consists of no more
25 than one row of tables and chairs abutting the wall of the principal structure
26 and no alcohol will be served.
- 27 **d.** All furniture and items shall be removed from the seating area and taken
28 indoors after close of business each day or during hazardous weather
29 conditions.
- 30 **e.** There shall be no live entertainment, amplified music, or mechanically
31 amplified sound within the seating area.
- 32 **f.** Adequate parking for the seating area must be provided as required by the
33 On-Site Parking and Loading provisions of this Code. A seating area less than
34 ten percent of the interior area is exempt from this requirement.
- 35 **g.** In any Sidewalk Seating area where alcoholic beverages will be served:
- 36 **1)** Alcoholic beverages must be purchased from the restaurant the seating
37 area is accessory to and may only be served provided that the purchaser
38 is seated at a table and is served and consumed with food ordered from
39 a menu, prepared and served for pay by the restaurant.
- 40 **2)** Service and consumption of alcoholic beverages shall comply with all
41 applicable regulations set forth by the Florida Department of Alcohol and
42 Tobacco, the Charlotte County Code of Ordinances, and any other laws
43 governing the service and consumption of alcoholic beverages.
- 44 **3)** The seating area shall be conspicuously posted with a sign stating "The
45 Consumption of Alcoholic Beverages Is Permitted Only Within Designated
46 Sidewalk Seating Area."

- 1 7. **Permitting**
2 Sidewalk seating requires a Sidewalk Seating permit which shall be valid for one
3 year from the date of issuance. Permits must be renewed on an annual basis.
- 4 8. **Insurance**
5 All commercial establishments with a Sidewalk Seating area shall procure the
6 following insurance policies from insurance companies licensed to do business in
7 the State of Florida in the amounts and coverages set forth below:
- 8 a. **Commercial General Liability**
9 1) General Aggregate Limit in the amount of \$1,000,000.
10 2) Products/Completed Operations in the amount of \$1,000,000.
11 3) Personal and Advertising Injury Limit in the amount of \$1,000,000
12 4) Medical Expense Limit – Any One Person in the amount of \$10,000.
- 13 b. **Worker’s Compensation**
14 Worker’s compensation insurance within the limits prescribed by Florida
15 Statute.
- 16 c. **Certificate of Insurance**
17 A Certificate of Insurance shall be provided, naming Charlotte County as
18 certificate holder and shall provide that the policies of insurance shall not be
19 canceled or altered without 30 days prior written notice to the County.
- 20 d. **County as Additional Insured**
21 Charlotte County shall be named as an additional insured on a primary,
22 noncontributory basis for any liability arising directly or indirectly from the
23 operation of the seating area. The policy shall indemnify, defend, and hold
24 the County harmless from any loss that results directly or indirectly from the
25 permit issuance or the operation of the seating area.
- 26 e. **Additional Insurance for the Sale and Service of Alcoholic Beverages**
27 If alcoholic beverages will be sold and served in the seating area in keeping
28 with the standards of this Article, proof of liquor liability insurance for the
29 seating area shall be provided, with limits of not less than \$1,000,000 in such
30 type as shall be acceptable to the County.
- 31 f. **Maintenance of Insurance**
32 All insurance shall be maintained for the seating area for the period of the
33 permit. All certificates of insurance shall be presented to the Zoning Official
34 prior to the issuance of a permit. Failure to maintain the required insurance
35 shall result in the revocation of the permit.
- 36 9. **Use Precedence**
37 Use of the public right-of-way for a Sidewalk Seating area shall not be an exclusive
38 use and may be revocable by the County. All public improvements including but
39 not limited to the installation or removal of trees, light poles, traffic signal poles,
40 traffic signs, public utilities, or any public maintenance procedures or streetscape
41 improvements shall take precedence over the use of the public right-of-way for
42 private purposes at all times.
- 43 B. **On-Site Outdoor Seating**
44 1. **Site Plan Review**
45 The construction, expansion, or renovation of any seating area shall require Site
46 Plan Review as established in this Code.

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2. **Location**
 - a. Seating areas shall be associated with the primary structure.
 - b. Seating areas shall be located within the property boundaries and may extend into a required yard.
 3. **Temporary Seating Areas**

Any temporary seating area shall comply with the Temporary Use standards established in this Code.

1 **Article 4.9 Outdoor Site Lighting**

2 **4.9.1 Intent**

3 The intent and purpose of this Article is to provide safe, convenient, and efficient lighting
4 within nonresidential, mixed use, and multi-family sites while minimizing the adverse off-site
5 impacts of lighting such as light trespass and obtrusive light, curtailing light pollution, and
6 protecting the natural environment from the adverse effects of artificial light.

7 **4.9.2 Applicability**

8 **A. General**

9 All proposed development and redevelopment for which Site Plan Review is required shall
10 meet the provisions of this Article, unless otherwise specifically exempted. All outdoor
11 site lighting shall also conform to the Sea Turtle Protection provisions of this Code.

12 **B. Exemptions**

13 The following forms of outdoor lighting are exempt from this Article:

- 14 1. Street lighting within a public or private right-of-way for the sole purpose of
15 illuminating roads and sidewalks within the right-of-way, which shall be installed
16 according to the Roadway Illumination standards of this Code.
- 17 2. Lighting solely for signs, provided it conforms to the Signs provisions of this Code.
- 18 3. Repairs to existing luminaires not exceeding 25 percent of the total installed
19 luminaires.
- 20 4. Temporary lighting, in conjunction with an approved Temporary Use Permit.
- 21 5. Emergency lighting.
- 22 6. Lighting required by other local, State, or Federal regulations.

23 **4.9.3 Lighting Control**

24 **A. Automatic Switching Requirements**

- 25 1. All outdoor site lighting subject to this Article shall have controls that automatically
26 extinguish all lighting when sufficient daylight is available using a control device or
27 system, with battery or similar backup power, such as a photoelectric or astronomic
28 time switch or equivalent functions from a programmable lighting controller,
29 building automation system, or lighting energy management system.
- 30 2. The following forms of outdoor site lighting are exempt from this requirement:
 - 31 a. Lighting under canopies.
 - 32 b. Lighting for tunnels, parking garages, garage entrances, and similar
33 conditions.

34 **B. Automatic Lighting Reduction Requirements**

- 35 1. All outdoor site lighting shall be reduced by at least 30 percent two hours after the
36 closing of the site or structure.
- 37 2. Lighting reductions shall not be required for the following uses:

- a. Lighting for multifamily residential structures not having common areas. Landscape lighting shall not fall under this exemption.
- b. Outdoor site lighting that consists of a single luminaire.
- c. Lighting for stairs, walkways, and entrances required by the Florida Building Code or other local, State, or Federal regulations.
- d. Motion-activated lighting.
- e. Any other lighting where, in the opinion of the Zoning Official, lighting levels must be maintained in the interest of public safety.

4.9.4 Illumination Levels

A. Illumination Limit

1. All sites subject to this Article shall be limited to 2.5 lumens per square foot of impervious surface, not including building footprints, where a lumen is a measure of the total amount of visible light emitted by a source. When lighting the intersections of site drives with a public right-of-way, an additional 600 square feet may be added to the site to provide for intersection lighting.
2. The total installed initial luminaire lumens of all outdoor site lighting shall not exceed the total site lumen limit.
3. The following table details additional illumination allowances for sales and service facilities. No more than two additional allowances shall be permitted per site.

Use	Additional Lumens	Location of Luminaires
Outdoor sales lots	8 per sq. ft.	Within 2 mounting heights of sales lot area
Outdoor sales frontage	1,000 per linear ft.	Between the principal viewing location and outdoor sales frontage
Drive-through window	4,000 per drive-through window	Within 20 feet horizontal distance of the center of the window
Vehicle service station	8,000 per fuel pump	Within 5 feet horizontal distance of the pump

B. Limits to Off-Site Impacts

All luminaires shall be rated and installed consistent with the Illuminating Engineering Society’s Technical Memorandum TM-15-07: *Luminaire Classification System for Outdoor Luminaires, Includes Addendum A*. The following table establishes allowable ratings for backlight, uplight, and glare for outdoor site lighting.

Mounting Distance	Rating
Backlight	
Greater than 2 mounting heights from lot line	B4
1 to less than 2 mounting heights from lot line and ideally oriented*	B3
0.5 to less than 1 mounting height from lot line and ideally oriented	B2
Less than 0.5 mounting heights from lot line and ideally oriented	B0
Uplight	
Allowed Uplight rating	U0
Allowed percent of light emissions above 90°	0%
Glare	

Allowed Glare rating	G2
1 to less than 2 mounting heights from lot line and not ideally oriented	G1
0.5 to less than 1 mounting height from lot line and not ideally oriented	G0
Less than 0.5 mounting heights from lot line and not ideally oriented	G0
Luminaire must be mounted with the backlight portion of the light output oriented perpendicular with and towards the lot line	

1 **C. Light Shielding for Parking Lots**

2 All parking lot lighting shall prevent light from being emitted above 90 degrees.

3 **4.9.5 Lighting Plan**

4 **A.** A lighting plan shall be submitted in conjunction with a required site plan and shall
5 show the following:

- 6 1. A site plan showing the location of all existing and proposed buildings, landscaping,
7 streets, drives, parking areas, and exterior lighting fixtures.
- 8 2. Specifications for all proposed and existing lighting fixtures including photometric
9 data, fixture height, mounting and design, glare control devices, type and color
10 rendition of lamps, and hours of operation.
- 11 3. A photometric plan that illustrates the levels of illumination at ground level from all
12 on-site light sources, proposed and existing.
- 13 4. Relevant building elevation drawings showing all fixtures, portions of walls to be
14 illuminated, illuminance levels of walls, and the aiming points of any remote
15 fixtures.
- 16 5. Accent lighting.

17 **B.** Lighting plans should be prepared with the following design principles in mind:

- 18 1. Lighting should be integrally designed as part of the built environment and should
19 reflect a balance for the lighting needs with the contextual ambient light level and
20 surrounding night-time characteristics of the community.
- 21 2. Light sources should be consistent throughout the site.
- 22 3. All lighting plans must be consistent with Charlotte County's *Supplemental*
23 *Specifications for Roadway Lighting Systems* (available at
24 www.charlottecountyfl.com/communitydevelopment/engineering/transportation/roadwaylightingsystems.asp) and *Supplemental Specifications for Decorative Lighting Systems* (available at
25 www.charlottecountyfl.com/communitydevelopment/engineering/transportation/decorativelightingsystems.asp).

29 **4.9.6 Lighting Fixtures**

30 **A. Mounting Height**

- 31 1. The mounting height of luminaires in non-industrial districts shall be a maximum of
32 30 feet in height within parking areas and shall be a maximum of 15 feet in height
33 within non-vehicular pedestrian areas. All luminaires located within 50 feet of any
34 residential district shall not exceed 15 feet in height.
- 35 2. Luminaires in industrial districts shall be a maximum of 60 feet in height.

36 **B. Light Source**

- 37 1. Only incandescent, fluorescent, metal halide, or color corrected high-pressure
38 sodium may be used. The same light source type shall be used for the same or
39 similar types of lighting on any one site throughout any development.
- 40 2. The following types of light sources are prohibited:

- 1 **a.** Low-pressure sodium and mercury vapor light sources.
- 2 **b.** Cobra-head-type fixtures having dished or drop lenses or refractors which do
- 3 not house incandescent sources.
- 4 **c.** Searchlights and other high-intensity narrow-beam fixtures.

1 **Article 4.10 Road Naming Standards**

2 **4.10.1 Intent**

3 The intent and purpose of this Article is to provide for the logical and consistent naming of
4 roads.

5 **4.10.2 Road Naming**

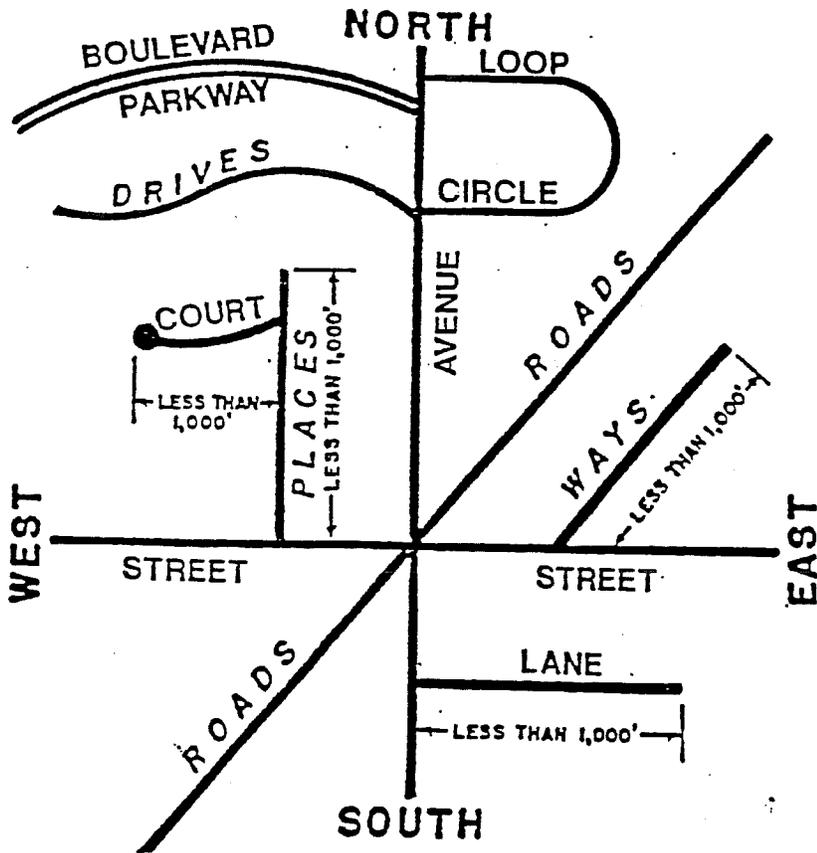
- 6 **A.** When a new road is planned or constructed so that it extends an existing road, the
7 existing road name shall be applied to the new portion.
- 8 **B.** When roads are interrupted by a limited-access highway, railroad, channel, waterbody,
9 or other similar obstruction, and eventual connection is not possible, the separate road
10 segments shall bear separate names.
- 11 **C.** When a road changes direction by 60 degrees or more, the name should also change.
12 This requirement shall not apply to circles or loops.
- 13 **D.** Road names shall be proposed by the developer and shall be subject to approval by the
14 County. Names should relate to the scale and location of the project, and should help
15 establish local identity.
- 16 **E.** Unacceptable road names include:
 - 17 1. Names that incorporate profanity.
 - 18 2. Names that are overly complicated, difficult to spell, or difficult to pronounce.
 - 19 3. Names that would duplicate or be confused with the names of existing roads.

20 **4.10.3 Road Designations**

21 All road designations shall be assigned according to the following table and diagram:

Road Designation	Definition
Alley	A right-of-way providing a secondary means of access and service to adjacent property and not intended for general traffic circulation
Avenue	A road running in a north-south direction
Boulevard or Parkway	A road divided by a landscaped center island or median, used as a minor collector
Circle	A road containing a closed loop beginning and ending at the same intersecting road
Court or Place	A cul-de-sac
Drive, Trace, or Trail	A curving or meandering road generally longer than 1,000 feet
Lane or Terrace	A one-block road generally less than 1,000 feet
Loop	A short circular road configured in a U or horseshoe shape
Road	A road running in any direction
Street	A road running in an east-west direction
Way	A diagonal road generally less than 1,000 feet

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SAMPLE
NOT FINAL
VERSION