

CHAPTER 4. SITE DEVELOPMENT STANDARDS

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1 **Article 4.1 General Provisions**

2 **4.1.1 Purpose**

3 The purpose of this Chapter is to establish standards for all development to meet

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1 **Article 4.2 Access and Interconnectivity**

2 **4.2.1 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 **4.2.2 Access**

7 **A. Access to Development Sites**

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

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

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

31 **4.2.3 Interconnectivity**

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

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

1 **B. Connectivity within Development Sites**

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

12 **C. Multimodal Connectivity**

13 **1. Pedestrian Facilities**

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

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2. Bicycle Facilities

- a. Bikeways and bicycle lanes shall be installed according to the adopted Bicycle Pedestrian Master Plan. Additional bikeways and bicycle lanes may be installed according to approved Final Site Plans or Final Plats.
- b. Development sites that include new or improve existing collector roads shall include bikeways or bicycle lanes in the design of those collector roads.

3. Low Speed Vehicle Facilities

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

D. Blocks

- 1. All block dimensions shall be measured between right-of-way lines. Right-of-way widths shall not be included in the measurement of block dimensions. Block dimensions shall be measured at their widest point.
- 2. In the Urban Service Area, block dimensions shall be no more than 660 feet and no less than 200 feet.
- 3. In the Urban Service Area, a block dimension may exceed 660 feet if a mid-block pedestrian way is provided allowing access to the opposite side of the block. The pedestrian way shall be at least 20 feet wide, and does not need to be placed at the exact mid-point of the block, but shall be located no nearer any end of the block than one-third of the block dimension. In no case, however, shall a block dimension exceed 1,320 feet.
- 4. In the Rural Service Area, block dimensions shall be no less than 250 feet. There shall be no maximum block dimension.

E. Roads

- 1. New roads shall connect to existing and planned roads, where possible. Where the continuation of a road is not possible, road centerline offsets shall be at least 125 feet.
- 2. In new developments, when road centerlines do not align, then the offset shall be at least 125 feet.
- 3. Roads shall be laid out to intersect at right angles.
- 4. Any road that does not terminate at an intersection shall be required to end in a cul-de-sac.
- 5. Only local roads are permitted to end in a cul-de-sac.

1 **Article 4.3 Lots**

2 **4.3.1 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 **4.3.2 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 **4.3.3 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 **4.3.4 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
30 order to provide a minimum 12-foot wide easement.
 - 31 **2.** Easements along rear lot lines shall be a minimum of ten feet wide in
32 order to provide a minimum 20-foot wide easement.
 - 33 **3.** Easements along canals and stormwater management facilities shall be a
34 minimum of 20 feet wide.
 - 35 **4.** Easements along wetlands and natural surface waters shall be provided
36 according to 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 **4.3.5 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.
- 47 **4.** The original lot must have only a single road frontage opposite the water
48 frontage.

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- 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 4.4 Dedication and Ownership of Facilities**

2 **4.4.1 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 **4.4.2 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 **4.4.3 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 **4.4.4 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 4.5 Architectural Standards**

2 **4.5.1 Intent**

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

4 **4.5.2 Applicability**

- 5 **A.** This Article applies to all development that undergoes Site Plan Review. This Article shall not apply to areas for which specific design standards have been adopted, unless said specific design standards expressly provide otherwise.
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- 8 **B.** This Article applies to new development, and the redevelopment of any structure that increases the assessed valuation by more than 50 percent.
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- 10 **C.** Compliance with this Article shall be established in the architectural drawings and site plans submitted at the time of application for building permits or Site Plan Review, as applicable.
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13 **4.5.3 Building Orientation**

- 14 **A.** Building orientation along streets shall be designed to reinforce a sense of consistent streetscape by keeping buildings generally parallel to the street frontage.
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- 16 **B.** At least 50 percent of the building frontage shall be placed at the front and side street setback lines in order to maximize front exposure to the public. If a lot has more than one side street frontage, then this requirement shall only apply to the front and one of the side street frontages.
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- 20 **C.** Where permitted by zoning district, zero lot line development, including shared walls, is encouraged.
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- 22 **D.** Buildings shall always be oriented so that the main entrances and windows face the street that serves the subject property. Main entrances shall be clearly identifiable from the street.
 - 23 **1.** For certain uses, such as grocery stores and similar uses where it is deemed necessary that parking be located near the front entrance, the building may be turned 90 degrees with regard to the street. In such cases, the building side facing the street shall still be placed parallel to the street, the main entrance shall be clearly identifiable from the street, and the street face of the building shall be designed to avoid a blank wall adjacent to the street.
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 - 32 **2.** For development sites involving more than one building, including proposed outparcel buildings, all primary and outparcel buildings shall be arranged and grouped so that their orientation frames and encloses a "main street" pedestrian and vehicle access corridor within the development site.
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- 37 **E.** Spaces between adjacent buildings should be improved to provide small pockets of heavily-landscaped customer parking, pedestrian connections, or small-scale project amenities.
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40 **4.5.4 Scale and Massing**

41 **A. Building Massing**

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

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

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

18 **C. Building Facades**

- 19 **1.** All building facades that face a public right-of-way or have a primary
20 customer entrance, even if separated by a median or interior travel way,
21 shall be considered primary facades.
- 22 **2.** All primary facades of a structure shall be consistent in terms of design,
23 materials, details, and treatments.
- 24 **3.** Primary facades shall incorporate a minimum of three of the following
25 design treatments:
- 26 **a.** An architectural distinction around or above the primary
27 customer entrance.
 - 28 **b.** Canopies, awnings, or porticos.
 - 29 **c.** Exterior window trim and detailing.
 - 30 **d.** Peaked roof forms.
 - 31 **e.** Overhangs of a minimum of three feet wide.
 - 32 **f.** Ornamental or structural details that are integrated into the
33 building structure.
 - 34 **g.** Sculptured artwork (excluding corporate logos or advertising).
 - 35 **h.** Any other treatment that, in the opinion of the Zoning Official,
36 meets the intent and purpose of this Article.
- 37 **4.** Primary facades shall not include blank areas that exceed ten feet in a
38 vertical direction or 20 feet in a horizontal direction, and shall include
39 one of the following design elements:
- 40 **a.** Architectural features such as bays, reveals, offsets, or projecting
41 ribs which must be at least 12 inches wide and at least three
42 inches deep.
 - 43 **b.** Building offsets or projections located on upper levels that are at
44 least three feet wide.
 - 45 **c.** Arcades that maintain at least 12 feet between columns.
46 Arcades shall be at least six feet in depth.
 - 47 **d.** Arches or arched forms.
- 48 **5.** The proportions of design elements such as windows, columns, or bay
49 spacing should be kept as consistent as possible.
- 50 **6.** The proportion of structural elements such as posts or columns should
51 be appropriate to the weight they appear to carry.

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7. All building facades shall include materials and design characteristics consistent with those on the primary facades. All building facades shall include a repeating pattern and shall include no less than two of the design elements listed below. At least one of the two design elements must repeat horizontally. All elements shall repeat at intervals of no more than 25 feet, either horizontally or vertically.
 - a. Texture change.
 - b. Color change.
 - c. Material change.
 - d. Pattern change.
 - e. Any other element that, in the opinion of the Zoning Official, meets the intent and purpose of this Article.
 8. Buildings should repeat features and create a logical view from the street.
 9. Variations in facade materials and design elements are encouraged to differentiate the base, middle, and top of the structure. This is especially important for multi-story buildings.

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D. Transitions

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

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

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

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b. Open space

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

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c. Height

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Buildings that are to be more than twice the height of any existing commercial or mixed use building that is within 200 feet of the new building shall use transitional height elements to blend the height of the new building to the height of the existing buildings. The

1 transitional height elements must be incorporated on the new buildings
2 at the average height of existing buildings. Transitional height
3 elements may include:

- 4 **1)** Cornices or other decorative elements which run the
5 length and width of the building and project a minimum
6 of three feet from the wall.
- 7 **2)** Offset floors.
- 8 **3)** Any other element that, in the opinion of the Zoning
9 Official, meets the intent and purpose of this Article.

10 **E. Service Areas**

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

22 **4.5.5 Roofs**

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

43 **4.5.6 Materials and Colors**

44 **A. Materials**

- 45 **1.** When using more than one material on a facade, one shall act as the
46 dominant material with the others acting only to complement or
47 accentuate the design.
- 48 **2.** When making a transition from one material to the next, the change
49 shall occur at a hard edge or "bump out" in the facade in order to create
50 a surface for the first material to terminate at before the second one
51 begins.

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- 3. Panels, siding, and tiles made of metal or plastic, or any combination thereof, shall not be used to cover more than 50 percent of any facade. Vinyl siding may be used to cover more than 50 percent of a facade where it is used to achieve a recognizable architectural theme approved by the Zoning Official.
- 4. Smooth-faced concrete shall have a cementitious exterior coating (the visual equivalent of stucco or some other decorative finish). Untreated concrete block is not an acceptable finished material for facades.
- 5. All buildings in a multi-building development, including outparcel buildings and freestanding kiosks, shall be constructed using similar building materials.

B. Colors

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

1 **Article 4.6 Parking and Loading**

2 **4.6.1 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 **4.6.2 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
22 spaces in accordance with the provisions of this Article. If the new use requires more
23 parking 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.
28 One 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
32 for parking.

33 **4.6.3 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
39 square 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.

46 **4.6.4 Parking Spaces Required**

47 **A. General Requirements**

48 The following spaces shall be required for each use unless an alternative requirement
49 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		

DISTRICTS			
USE CATEGORY	SPECIFIC USE	PASSENGER VEHICLES	BICYCLES
Transportation	Waste tire processing facility		
	Airport, public or municipal	as per approved parking study	none required
	Heliport, 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
Places of Assembly	Campground	1 per campsite	none required
	Amphitheater	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
Recreation	Place of worship	1 per 4 seats	1 per 20 auto spaces
	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
	Recreation, outdoor	1 per 2,000 s.f.	1 per 10 auto spaces
Retail Sales and Service	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.
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

DISTRICTS				
USE CATEGORY	SPECIFIC USE	PASSENGER VEHICLES	BICYCLES	
INDUSTRIAL		2 plus 1 per employee at peak shift	none required	
		5 plus 1 per employee at peak shift	1 per 20 employees	
		5 plus 1 per employee at peak shift	1 per 20 employees	
	Warehousing and Storage	Distribution center, wholesaling,	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
		Automobile wrecking and salvage yard	5 plus 1 per employee at peak shift	none required
	Industrial Services	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

1 **B. Preferential Parking**

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

6 **C. Non-Auto Parking**

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

10 **4.6.5 Stacking Spaces Required**

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

13 **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

14
15 **C.** Any overflow resulting from such stacking lanes shall be contained on the subject
16 site, not adjacent property under different ownership, nor any road right-of-way or
17 traffic aisle.

18 **4.6.6 Development Standards**

19 **A. General**

- 20 **1.** All storage parking for vehicle sales, rental, and repair shall be
21 considered parking lots and shall conform to these standards.
- 22 **2.** All parking lots shall be landscaped according to the Trees, Landscaping,
23 and Buffers provisions of this Code.
- 24 **3.** For parking lots with 100 or more auto parking spaces, 25 percent of the
25 minimum required spaces shall be constructed of pervious paving
26 materials.
- 27 **4.** All parking spaces installed in excess of the minimum required number
28 shall be constructed of pervious paving materials. This shall not apply to
29 single family and duplex dwelling units, or to vehicle sales, rental, and
30 repair.
- 31 **5.** Driveways, handicapped spaces and access aisles shall be paved.
- 32 **6.** On-site parking spaces shall be designed such that backing movements
33 are accomplished within the limits of the property.
- 34 **7.** All required parking spaces shall be graded and paved with a hard
35 surface of asphalt, concrete, paver block, turf block, or brick with the
36 following exceptions:
- 37 **a.** Development on bridgeless barrier islands.
 - 38 **b.** Bona fide agricultural uses.
 - 39 **c.** Required parking associated with construction offices or model
40 residential units.
 - 41 **d.** Seventy percent of the required spaces for places of worship and
42 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. Parking spaces bordering pedestrian walkways which do not have curbs shall have wheel stops or other approved barriers.
- 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:

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

- 11. In unique circumstances, 30 degree or 75 degree angle parking may be allowed at the discretion of the Zoning Official.
- 12. 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.

4.6.7 Options for Parking Reduction

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

A. Tree Preservation

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

5 **B. On-Street Parking**

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

9 **C. Public Parking**

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

12 **D. Transit Routes**

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

15 **E. Shared Parking**

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

19 **1. Location**

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

22 **2. Shared Parking Analysis**

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

28 **3. Shared Parking Agreement**

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

37 **4. Change in Use**

38 Where the uses subject to a shared parking agreement change, the Zoning
39 Official shall have the authority to require a revised shared parking study and
40 a new shared parking agreement when the revised shared parking study
41 indicates additional parking is required.

42 **4.6.8 Private Off-Site Parking**

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

45 **A. Location**

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

50 **B. Off-Site Parking Agreement**

51 In the event that an off-site parking area is not under the same ownership as the
52 principal use served, the County shall require an agreement between all property

1 owners and the County, acceptable to the County Attorney’s Office, that will run with
2 the land until such time as the need is extinguished. An executed agreement shall be
3 recorded with the Clerk of the Circuit Court by the applicant and a certified copy
4 provided to the Zoning Official. Recordation of the agreement must take place prior to
5 issuance of development approval. An off-site parking agreement may be dissolved
6 only if all required parking spaces will be provided, in accordance with the provisions
7 of this Article.

8 **C. Other Standards**

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

13 **4.6.9 On-Site Loading**

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

Length	30 feet
Width	12 feet
Height	14 feet

- 20 **C.** Required on-site loading spaces shall be located on the same lot they are intended to
21 serve.
22

1 **Article 4.7 Trees, Landscaping, and Buffers**

2 **Standards being developed**

3

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

- 1 **b.** Waste or debris shall be immediately removed and properly
2 disposed of within the principal commercial use. Waste
3 receptacles placed in the public right-of-way or pedestrian way
4 by the County or the owner of the multi-tenant commercial
5 building shall not be used to dispose of trash or debris generated
6 by or within the seating area.

7 **7. Permitting**

8 Sidewalk seating requires a Sidewalk Seating permit which shall be valid for
9 one year from the date of issuance. Permits must be renewed on an annual
10 basis.

11 **8. Insurance**

12 All commercial establishments with a Sidewalk Seating area shall procure the
13 following insurance policies from insurance companies licensed to do business
14 in the State of Florida in the amounts and coverages set forth below:

15 **a. Commercial General Liability**

- 16 1) General Aggregate Limit in the amount of \$1,000,000.
17 2) Products/Completed Operations in the amount of
18 \$1,000,000.
19 3) Personal and Advertising Injury Limit in the amount of
20 \$1,000,000
21 4) Medical Expense Limit – Any One Person in the amount of
22 \$10,000.

23 **b. Worker’s Compensation**

24 Worker’s compensation insurance within the limits prescribed by
25 Florida Statute.

26 **c. Certificate of Insurance**

27 A Certificate of Insurance shall be provided, naming Charlotte County
28 as certificate holder and shall provide that the policies of insurance
29 shall not be canceled or altered without 30 days prior written notice to
30 the County.

31 **d. County as Additional Insured**

32 Charlotte County shall be named as an additional insured on a
33 primary, noncontributory basis for any liability arising directly or
34 indirectly from the operation of the seating area. The policy shall
35 indemnify, defend, and hold the County harmless from any loss that
36 results directly or indirectly from the permit issuance or the operation
37 of the seating area.

38 **e. Additional Insurance for the Sale and Service of Alcoholic
39 Beverages**

40 If alcoholic beverages will be sold and served in the seating area in
41 keeping with the standards of this Article, proof of liquor liability
42 insurance for the seating area shall be provided, with limits of not less
43 than \$1,000,000 in such type as shall be acceptable to the County.

44 **f. Maintenance of Insurance**

45 All insurance shall be maintained for the seating area for the period of
46 the permit. All certificates of insurance shall be presented to the
47 Zoning Official prior to the issuance of a permit. Failure to maintain
48 the required insurance shall result in the revocation of the permit.

49 **9. Use Precedence**

50 Use of the public right-of-way for a Sidewalk Seating area shall not be an
51 exclusive use and may be revocable by the County. All public improvements
52 including but not limited to the installation or removal of trees, light poles,
53 traffic signal poles, traffic signs, public utilities, or any public maintenance

1 procedures or streetscape improvements shall take precedence over the use of
2 the public right-of-way for private purposes at all times.

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

4 **1. Site Plan Review**

5 The construction, expansion, or renovation of any seating area shall require
6 Site Plan Review as established in this Code.

7 **2. Location**

8 **a.** Seating areas shall be associated with the primary structure.

9 **b.** Seating areas shall be located within the property boundaries and
10 may extend into a required yard.

11 **3. Temporary Seating Areas**

12 Any temporary seating area shall comply with the Temporary Use standards
13 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
10 shall meet the provisions of this Article, unless otherwise specifically exempted. All
11 outdoor site lighting shall also conform to the Sea Turtle Protection provisions of this
12 Code.

13 **B. Exemptions**

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

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

27 **4.9.3 Lighting Control**

28 **A. Automatic Switching Requirements**

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

40 **B. Automatic Lighting Reduction Requirements**

- 41 1. All outdoor site lighting shall be reduced by at least 30 percent two
42 hours after the closing of the site or structure.
- 43 2. Lighting reductions shall not be required for the following uses:
 - 44 a. Lighting for multifamily residential structures not having common
45 areas. Landscape lighting shall not fall under this exemption.
 - 46 b. Outdoor site lighting that consists of a single luminaire.
 - 47 c. Lighting for stairs, walkways, and entrances required by the
48 Florida Building Code or other local, State, or Federal regulations.
 - 49 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
2 **C. Light Shielding for Parking Lots**

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

4 **4.9.5 Lighting Plan**

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

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

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

- 19 **1.** Lighting should be integrally designed as part of the built environment
20 and should reflect a balance for the lighting needs with the contextual
21 ambient light level and surrounding night-time characteristics of the
22 community.
23 **2.** Light sources should be consistent throughout the site.
24 **3.** All lighting plans must be consistent with Charlotte County's
25 *Supplemental Specifications for Roadway Lighting Systems* (available at
26 www.charlottecountyfl.com/communitydevelopment/engineering/transportation/roadwaylightingsystems.asp) and *Supplemental Specifications for
27 Decorative Lighting Systems* (available at
28 www.charlottecountyfl.com/communitydevelopment/engineering/transportation/decorativelightingsystems.asp)..
29
30

31 **4.9.6 Lighting Fixtures**

32 **A. Mounting Height**

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

39 **B. Light Source**

- 40 **1.** Only incandescent, fluorescent, metal halide, or color corrected high-
41 pressure sodium may be used. The same light source type shall be used
42 for the same or similar types of lighting on any one site throughout any
43 development.
44 **2.** The following types of light sources are prohibited:
45 **a.** Low-pressure sodium and mercury vapor light sources.
46 **b.** Cobra-head-type fixtures having dished or drop lenses or
47 refractors which do not house incandescent sources.
48 **c.** Searchlights and other high-intensity narrow-beam fixtures.
49

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,
9 waterbody, or other similar obstruction, and eventual connection is not possible, the
10 separate road segments shall bear separate names.
- 11 **C.** When a road changes direction by 60 degrees or more, the name should also
12 change.
- 13 **D.** Road names shall be proposed by the developer and shall be subject to approval by
14 the County. Names should relate to the scale and location of the project, and should
15 help 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
19 pronounce.
 - 20 **3.** Names that would duplicate or be confused with the names of existing
21 roads.

22 **4.10.3 Road Designations**

23 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

24 **[INSERT ROAD DESIGNATION DIAGRAM FROM APOPKA HERE]**