

ORDINANCE NO. 09- 13

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

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

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

Sec. 10-6.602. List of Zoning Districts.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 10-6.634. RA residential acre district.

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The RA zoning district is intended to be located in areas designated Bradfordville Mixed Use, <del>A, B, or C</del> Suburban, Urban Residential 2, or Woodville Rural Community on the Future Land Use Map and is intended to apply to selected areas located on the periphery of the urban service area where sanitary sewer is not expected to be available or environmental constraints exist. The regulations of this district are intended to permit low density or intensive development, consistent with environmental and infrastructure constraints, without precluding future expansion of urban services. The maximum gross density allowed for new residential development in the RA district is 1 dwelling unit per acre. This district also allows certain community and recreational facilities related to residential uses.</p>	<p>(1) Agricultural production - crops                      (2) Cemeteries                      (3) Community facilities related to residential uses including religious facilities, police/fire stations, elementary and middle schools and libraries. Vocational and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-6-806 of these regulations.                      (4) Golf courses.                      (5) Passive and active recreational facilities.                      (6) Single-family detached dwellings.</p>	<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee.                      (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</p>

Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Single-Family Detached Dwellings	1 acre	80 feet	100 feet	35 feet	15 feet on each side; or any combination of setbacks that equals at least 30 feet, provided that no such setback shall be less than 10 feet	25 feet	25 feet	not applicable	3 stories
Any Permitted Principal Non-Residential Uses	1 acre	100 feet	100 feet	35 feet	15 feet on each side; or any combination of setbacks that equals at least 30 feet, provided that no such setback shall be less than 10 feet	25 feet	25 feet	10,000 square feet of gross building floor area per acre	3 stories

**GENERAL NOTES:**

1. If central sanitary sewer is not available, non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy ~~2.1.12-3-1-6- and 3-1-7~~ of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrence Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

Section 10-6.635. R-1 Single-Family Detached Residential District.

Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Single-Family Detached Dwellings	12,000 square feet	80 feet	100 feet	25 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
Any Permitted Principal Non-Residential Uses	24,000 square feet	100 feet	100 feet	25 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	10,000 square feet of gross building floor area per acre	3 stories

DEVELOPMENT STANDARDS

**1. District Intent**  
 The R-1 district is intended to be located in areas designated Bradfordville Mixed Use-A-R-0-F-C, Urban Residential 2, Suburban, or Woodville Rural Community on the Future Land Use Map of the Comprehensive Plan which exhibit a predominant existing development pattern of residential, single-family detached housing with development standards similar to the development standards of the R-1 district. The maximum gross density allowed for new residential development in the R-1 district is 3.63 dwelling units per acre. Certain community and recreational facilities related to residential uses are also permitted.

**2. Principal Uses**  
 (1) Community facilities related to residential uses including religious facilities, police/fire stations, and elementary and middle schools. New libraries, vocational, and high schools are prohibited. Expansion of existing libraries, vocational, and high schools is allowed. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations.  
 (2) Golf courses.  
 (3) Passive and active recreational facilities.  
 (4) Single-family detached dwellings.

**3. Accessory Uses**  
 (1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee.  
 (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.

**GENERAL NOTES:**

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 2.1, 12.3, 16, and 3.1-7, of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

Section 10-6-636. R-2 Single-Family Detached Residential District.

1. District Intent	PERMITTED USES		3. Accessory Uses
	2. Principal Uses		
<p>The R-2 district is intended to be located in areas designated Bradfordville Mixed Use-A, B, or C Urban Residential-2 or Suburban on the Future Land Use Map which exhibit a predominant existing development pattern of residential, single-family detached housing with development standards similar to the development standards of the R-2 district. The maximum gross density allowed for new residential development in the R-2 district is 4.84 dwelling units per acre. Certain community and recreational facilities related to residential uses are also permitted.</p>	<p>(1) Community facilities related to residential uses including religious facilities, police/fire stations, and elementary and middle schools. Libraries, vocational and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-6-806 of these regulations.                      (2) Golf courses.                      (3) Passive and active recreational facilities.                      (4) Single-family detached dwellings.</p>		<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee.                      (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</p>

DEVELOPMENT STANDARDS

Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Single-Family Detached Dwellings	9,000 square feet	60 feet	100 feet	25 feet	7.5 feet on each side: or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
Any Permitted Principal Non-Residential Use	18,000 square feet	80 feet	100 feet	25 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	10,000 square feet of gross building floor area per acre	3 stories

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet if building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 2.1.12 ~~2.1.16 and 2.1.7~~ of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrence Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

Section 10-6.637. R-3 Single- and Two-Family Residential District.

1. District Intent	PERMITTED USES		3. Accessory Uses
	2. Principal Uses		
<p>The R-3 district is intended to be located in areas designated Bradfordville Mixed Use <del>A, B, or C</del>, Urban Residential, Urban Residential 2, or Suburban on the Future Land Use Map of the Comprehensive Plan which contain or are anticipated to contain a wide range of single-family and two-family housing types. The maximum gross density allowed for new residential development in the R-3 district is 8 dwelling units per acre; a minimum density of 4 dwelling units per acre is required when applied to the Urban Residential future land use category. The minimum density is not applicable if constraints of public easements, concurrency, or preservation and/or conservation features preclude the attainment of the minimum densities. Certain community and recreational facilities related to residential uses are also permitted.</p>	<p>(1) Community facilities related to residential uses including religious facilities, police/fire stations, and elementary, middle, vocational, and exceptional student education schools. Libraries and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations.</p> <p>(2) Golf courses.</p> <p>(3) Passive and active recreational facilities.</p> <p>(4) Single-family attached dwellings.</p> <p>(5) Single-family detached dwellings.</p> <p>(6) Two-Family dwellings.</p> <p>(7) Zero-lot line single-family detached dwellings.</p>		<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee.</p> <p>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</p>

Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Single-Family Detached Dwellings	5,000 square feet	50 feet	100 feet	20 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
Single-Family Attached Dwellings	3,750 square feet end unit; 2,400 square feet interior lot	37.5 feet end unit; 25 feet interior lot	80 feet	20 feet	not applicable	15 feet	25 feet	maximum length: 8 units	3 stories
Zero-Lot Line Single-Family Detached Dwellings	3,750 square feet	30 feet interior lot; 40 feet corner lot	100 feet	20 feet	0 feet one side; 5 feet other side	15 feet	25 feet	not applicable	3 stories
Two-Family Dwellings	8,000 square feet	60 feet	100 feet	20 feet	same as for single-family detached dwellings	15 feet	25 feet	not applicable	3 stories
Any Permitted Principal Non-Residential Use	12,000 square feet	60 feet	100 feet	25 feet	same as for single-family detached dwellings	15 feet	25 feet	10,000 square feet of gross building floor area per acre	3 stories

- GENERAL NOTES:**
1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 2.1.12 ~~2.1.16 and 3.1.7~~, of the Comprehensive Plan for additional requirements.
  2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
  3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

Section 10-6.638. R-4 Urban Residential District.

		PERMITTED USES							
1. District Intent		2. Principal Uses						3. Accessory Uses	
<p>The R-4 district is intended to be located in areas designated Bradfordville Mixed Use, A, B or C Urban Residential 2 or Suburban on the Future Land Use Map of the Comprehensive Plan which contain or are anticipated to contain a wide range of single family, two-family, and multi-family housing types. The maximum gross density allowed for new residential development in the R-4 district is 8-10 dwelling units per acre, with a minimum gross density of 4 dwelling units per acre when applied to the Urban Residential future land use category, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities. Certain community and recreational facilities related to residential uses are also permitted.</p>		<p>(1) Community facilities related to residential uses including religious facilities, police/fire stations, and elementary and middle schools. Libraries, vocational, and high schools are prohibited. Other community facilities may be allowed in accordance with Section 6.806 of these regulations.                      (2) Golf courses.                      (3) Multiple-family dwellings.                      (4) Nursing homes and other residential care facilities.                      (5) Passive and active recreational facilities.                      (6) Single-family attached dwellings.                      (7) Single-family detached dwellings.                      (8) Two-family dwellings.                      (9) Zero-lot line single-family detached dwellings.</p>						<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee.                      (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</p>	
DEVELOPMENT STANDARDS (continued of page 2 of 3)									
Use Category	4. Minimum Lot or Site Size			5. Minimum and Maximum Building Setbacks			6. Maximum Building Restrictions		
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Single-Family Detached Dwellings	flag lots are prohibited		(minimum building area of 35 feet between front and rear setbacks)	15 feet minimum	3feet on each side and 6 foot separation between buildings	15 feet	25 feet	not applicable	3 stories
Single-Family Attached Dwellings	flag lots are prohibited		(minimum building area of 35 feet between front and rear setbacks)	minimum : 0 feet maximum: 20 feet	not applicable	15 feet	25 feet	maximum length: 8 units	3 stories

Use Category	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Zero-Lot Line Single-Family Detached Dwellings	flag lots are prohibited		(minimum building area of 35 feet between front and rear setbacks)	15 feet minimum	0 feet one side; 5 feet other side	15 feet	25 feet	not applicable	3 stories
Two-Family Dwellings	flag lots are prohibited		(minimum building area of 35 feet between front and rear setbacks)	minimum: 0 feet maximum: 20 feet	same as for single-family detached dwellings	15 feet	25 feet	not applicable	3 stories

FOR ADDITIONAL DEVELOPMENT STANDARDS, REFER TO PAGE 3 OF 3

**DEVELOPMENT STANDARDS (continued from page 2 of 3)**

Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Multiple-Family Dwellings	10,890 square feet	70 feet	100 feet	minimum: 0 feet Maximum: 20 feet	15 feet on each side	20 feet	25 feet	not applicable	3 stories
Any Permitted Principal Non-Residential Use	12,000 square feet	80 feet	100 feet	15 feet	same as for single-family detached dwellings	15 feet	25 feet	10,000 square feet of gross building floor are per acre	3 stories

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

**8. Reserved.**

**9. Lighting Criteria for Non-Residential Uses:** Lighting shall be directed toward the interior of the site and away from adjacent properties.

**10. Criteria for Non-Residential Buildings:**

- Roofs shall be designed with a minimum pitch of four in 12 (four feet of rise per 12 feet of run). Flat roofs are prohibited.
- Non-residential buildings shall be in character with surrounding area.
- All exterior walls of new non-residential buildings shall be finished with the same material.
- Exterior walls at street frontages shall be 50 percent transparent with clear or lightly tinted glass, or stained glass. Reflective glass is prohibited.
- Exterior window shading devices such as awning or canopies are required.
- Solid waste facilities and mechanical equipment serving non-residential facilities shall be screened with a material consistent with the principle structure.

**11. Street Vehicular Access Restrictions:** Properties in the R-4 zoning district may have vehicular access to a local street if the density is eight or less dwelling units per acres and 10 or less dwelling units per acre, the site must have vehicular access to a collector or arterial street. Passive recreational uses may front on any classification of street. Active recreation, community facilities (except elementary schools), nursing homes and other residential care facilities are required to have access to a collector or arterial street.

**GENERAL NOTES:**

- If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy ~~21.12.3.1-3.4.7~~ 21.12.3.1-3.4.7 of the Comprehensive Plan for additional requirements.
- Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
- Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

Section 10-6.639. R-5 Manufactured Home and Single-Family Detached District.

1. District Intent	PERMITTED USES					3. Accessory Uses			
	2. Principal Uses								
<p>The R-5 district is intended to be located in areas designated Bradfordville Mixed Use-A, B, or C, Urban Residential-2, Suburban or Woodville Rural Community on the Future Land Use Map of the Comprehensive Plan which exhibit a predominant existing development pattern of single-family detached housing and manufactured homes on individual, standard sized lots. The maximum gross density allowed for new residential development in the R-5 district is 8 dwelling units per acre. Certain community and recreational facilities related to residential uses are also permitted.</p>	<p>(1) Community facilities related to residential uses, including religious facilities, police/fire stations, and elementary, middle, vocational, and exceptional student education schools. Libraries and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations.</p> <p>(2) Golf courses.</p> <p>(3) Manufactured homes.</p> <p>(4) Passive and active recreational facilities.</p> <p>(5) Single-family detached dwellings.</p>					<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee.</p> <p>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</p>			
	DEVELOPMENT STANDARDS								
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks			6. Maximum Building Restrictions		
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Single-Family Detached and Mobile Homes Dwellings	5,000 square feet	50 feet	100 feet	15 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
Any Permitted Principal Non-Residential Use	12,000 square feet	80 feet	100 feet	25 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	10,000 square feet of gross building floor area per acre	3 stories

**GENERAL NOTES:**

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community services facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy ~~2.1.12~~ ~~2.1.16~~ and ~~3.1.7~~ of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

Section 10-6.640. MH Manufactured Home Park District.

		USES PERMITTED					
		2. Unrestricted Uses		3. Restricted Uses			
		a. Principal Uses	b. Accessory Uses	a. Use	b. Applicable Restrictions		
<b>1. District Intent</b>	The MH district is intended to be located in areas designated <del>Mixed Use-A, B, or C</del> Urban Residential-2. Suburban or Woodville Rural Community on the Future Land Use Map of the Comprehensive Plan wherein manufactured home spaces are provided within a managed manufactured home park that is constructed according to minimum standards and guided by a carefully drawn plan of development. The standards, restrictions, and procedures required herein are designed to assure that manufactured home parks will provide an adequate residential environment. The maximum gross density allowed for new residential development in the MH district is 8 dwelling units per acre. Manufactured home parks that were in existence prior to the effective of the ordinance adopting the MH district shall be permitted to maintain the number of spaces legally approved by the City, County, and/or the State of Florida.	Following uses subject to the Special Requirements of this District: (1) Administration buildings, customary laundry and services buildings; (2) Community centers and recreation facilities intended to serve residents of the mobile home park. (3) Manufactured homes.	(1) Customary accessory uses and structures clearly incidental to one or more permitted uses and structures, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.	(1) Convenience commercial uses as accessory to a mobile home park limited to: a. Beauty and barber shops. b. Food and grocery or drug stores. c. Laundromat, laundry and dry-cleaning pick-up stations. d. Hardware or garden supply store. e. Newsstand or book store. f. Video rental	a. Such use shall not occupy over 5% of the area of the mobile home park. b. The mobile home park shall contain a total area of at least 5 acres or more. c. Public access to such uses shall be limited access from an internal park street.		
<b>DEVELOPMENT STANDARDS</b>							
	<b>4. Minimum Lot or Site Size</b>	<b>5. Minimum Building Setbacks</b>		<b>6. Other Restrictions</b>			
<b>Use Category</b>	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear
Minimum park site	5 acres	40 feet	75 feet	From exterior boundary of park: 15 feet; from interior accessway 10 feet	From public street: 25 feet; from interior accessway: 7.5 feet interior accessway	10 feet	8 feet
Minimum lot size	3,000 square feet						

- GENERAL NOTES:**
1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policesy 3.16 and 3.17 of the Comprehensive Plan for additional requirements.
  2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
  3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

Section 10-6.641. MR-1 medium density residential district.

1. District Intent		2. Principal Uses		3. Accessory Uses	
<p>The MR-1 district is intended to be located are in areas designated Bradfordville Mixed Use-A, B, or C, Urban Residential-2, or Suburban on the Future Land Use Map of the Comprehensive Plan, in close proximity to more intensive non-residential uses, including commercial and office uses; and to residentially compatible public facilities such as schools, parks, and transit facilities. The MR-1 district is intended to achieve densities consistent with urban development, use of public transit, and efficient use of public infrastructure. Off-street parking facilities in the MR-1 district shall be located and designed to promote convenient access to pedestrian and mass transit facilities. The MR-1 district shall provide for a wide range of residential housing types. The maximum gross density allowed for new residential development in the MR-1 district is 16 dwelling units per acre, while the minimum gross density allowed is 6-8 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities. Certain community and recreational facilities related to residential uses and day care centers are also permitted.</p>		<p>(1) Community facilities related to residential uses, including religious facilities, middle, and high schools. Libraries or vocational schools are prohibited. Other community facilities may be allowed in accordance with Section 10-6-806 of these regulations.</p> <p>(2) Day care centers.</p> <p>(3) Golf courses.</p> <p>(4) Multiple-family dwellings.</p> <p>(5) Nursing homes and other residential care facilities.</p> <p>(6) Passive and active recreational facilities.</p> <p>(7) Single-family attached dwellings.</p> <p>(8) Single-family detached dwellings.</p> <p>(9) Two-family dwellings.</p> <p>(10) Zero-lot line single-family detached dwellings.</p>		<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee.</p> <p>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</p>	

DEVELOPMENT STANDARDS

Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Single-Family Detached Dwellings	5,000 square feet	50 feet	100 feet	15 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
Zero-Lot Line Single-Family Detached Dwellings	3,750 square feet	30 feet interior lot; 40 feet corner lot	100 feet	20 feet	0 feet one side; 5 feet other side	15 feet	25 feet	not applicable	3 stories
Two-Family Dwellings	7,000 square feet	70 feet	100 feet	15 feet	Same as single-family dwellings above	15 feet	25 feet	not applicable	3 stories
Single-Family Attached Dwellings	1,000 square feet minimum; average of 2,000 square feet	16 feet	none	20 feet	none	15 feet	25 feet	maximum length: 8 units	3 stories
Multiple-Family Dwellings	10,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	15 feet	25 feet	not applicable	3 stories
Any Permitted Principal Non-Residential Use	12,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	15 feet	25 feet	20,000 square feet of gross building floor area per acre	3 stories

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 2.1.12, 3.1.6, and 3.1.7 of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

Section 10-6.642. OR-1 Office Residential District.

1. District Intent	PERMITTED USES				3. Accessory Uses				
	2. Principal Uses								
The OR-1 district is intended to be located in areas designated Bradfordville Mixed Use <del>A, B, or C</del> or Suburban on the Future Land Use Map of the Comprehensive Plan in areas where employment and residential uses are encouraged to locate in close proximity to each other. The provisions of the OR-1 district are intended to provide the district with a residential character to further encourage this mixing of uses at a compatible scale. A variety of housing types, compatible non-retail activities of moderate intensity and certain community facilities related to office or residential facilities (recreational, community services, and light infrastructure) may be permitted in the OR-1 district. The regulations of these districts are not intended to displace viable residential areas. The maximum gross density allowed for new residential development in the OR-1 district is 8 dwelling units per acre, while the minimum gross density allowed is 6 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities.	(1) Bed and breakfast inns up to a maximum of 6 rooms. (2) Broadcasting studios. (3) Community facilities related to office or residential facilities, including libraries, religious facilities, police/fire stations, and elementary and middle schools. Vocational schools are prohibited. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations. (4) Day care centers. (5) Medical and dental offices and services, laboratories, and clinics. (6) Non-medical offices and services, including business and government offices and services.	(7) Nursing homes and other residential care facilities. (8) Passive and active recreational facilities. (9) Personal services. (10) Single-family attached dwellings. (11) Single-family detached dwellings. (12) Studios for photography, music, art, dance, drama, and voice. (13) Two-family dwellings. (14) Veterinary services, including veterinary hospitals.	(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.						
DEVELOPMENT STANDARDS (continued on page 2 of 2)									
Use Category	4. Minimum Lot or Site Size		5. Minimum Building Setbacks				6. Maximum Building Restrictions		
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Single-Family Detached Dwellings	5,000 square feet	50 feet	100 feet	15 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
Two-Family Dwellings	8,500 square feet	70 feet	100 feet	15 feet	same as single-family above	15 feet	25 feet	not applicable	3 stories
Single-Family Attached Dwellings	3,750 square feet end unit; 2,400 square feet interior lot	37.5 feet end unit; 25 feet interior lot	80 feet	15 feet	none	15 feet	25 feet	maximum length: 8 units	3 stories
Any Permitted Principal Non-Residential Use	6,000 square feet	50 feet	100 feet	15 feet	same as single-family above	25 feet	10 feet	10,000 square feet of gross building floor area per acre (does not apply to a conversion of an existing structure) or 12,500 square feet of gross building floor area per acre if the project is a mixed use development.	3 stories

FOR ADDITIONAL DEVELOPMENT STANDARDS, REFER TO PAGE 2 OF 2

**DEVELOPMENT STANDARDS (continued from page 1 of 2)**

**7. Off-Street Parking Requirements:** Off-street parking facilities associated with permitted principal non-residential uses in the OR-1 zoning districts must comply with the following requirements:

- a. Parking Setbacks:   Side-Corner: 20 feet  
                                  Rear and Side-Interior: 10 feet
- b. Driveway Setbacks: Side-Corner: 10 feet (none if driveway is shared)  
                                  Rear and Side-Interior: 4 feet (none if driveway is shared)
- c. Off-street parking may not be placed in a front yard between a building and the street.
- d. The parking or driveway separation from the building is 4 feet.
- e. All off-street parking spaces behind a building shall be screened from the required front yard and side corner lot areas by evergreen landscaping at least 4 feet in height.
- f. Parking spaces shall be screened from rear and interior side property lines by a combination of a 6 foot high opaque fence or wall and landscape plant material.
- g. Driveways connecting to a public street shall be the narrowest possible width to ensure appropriate safety standards, as determined by the County Administrator or designee.

**GENERAL NOTES:**

- 1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 3.1.4 and 3.1.7 of the Comprehensive Plan for additional requirements.
- 2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
- 3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

Section 10-6.643. OR-2 office residential district.

1. District Intent	PERMITTED USES			3. Accessory Uses		
	2. Principal Uses					
<p>The OR-2 district is intended to be located within areas designated Bratfordville Mixed Use-A or Suburban on the Future Land Use Map of the Comprehensive Plan in areas where employment and residential uses are encouraged to locate in close proximity to each other. The provisions of this district are intended to promote urban density and intensity of residential and office uses and the mixing of permitted uses to promote the use of public transit and the efficient use of public infrastructure. Off-street parking facilities in the OR-2 district shall be located and designed to promote convenient access to pedestrian and mass transit facilities. A variety of housing types, compatible non-retail activities of moderate intensity, retail commercial activities (limited to the ground floor), and certain community and recreational facilities related to office or residential uses are permitted in the OR-2 district. The maximum gross density allowed for new residential development in the OR-2 district is 16 dwelling units per acre, while the minimum gross density allowed is 6-8 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities.</p>	<p>(1) Banks and other financial institutions.                      (2) Broadcasting studios.                      (3) Community facilities related to office or residential facilities, including libraries, religious facilities, police/fire stations, and elementary and middle schools and vocational schools. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations.                      (4) Day care centers.                      (5) Golf courses.                      (6) Hotels and motels, including bed and breakfast inns.                      (7) Medical and dental offices and services, laboratories, and clinics.                      (8) Multiple-family dwellings.                      (9) Non-medical offices and services, including business and government offices and services.                      (10) Nursing homes and other residential care facilities.                      (11) Off-street parking facilities.</p>	<p>(12) Passive and active recreational facilities.                      (13) Personal services.                      (14) Single-family attached dwellings.                      (15) Single-family detached dwellings.                      (16) Social, fraternal, and recreational clubs and lodges, including assembly halls.                      (17) Studios for photography, music, art, dance, drama, and voice.                      (18) Two-family dwellings.                      (19) Veterinary services, including veterinary hospitals.                      (20) Zero-lot line single-family detached dwellings.                      (21) Any use permitted in the C-1 district (and is not listed in uses 1-20 above), provided that the use is on the first floor of a multi-story building containing office and/or residential uses on any of the floors above the first floor.</p>	<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee.                      (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Administrator or designee.</p>			
DEVELOPMENT STANDARDS						
Use Category	4. Minimum Lot or Site Size			6. Maximum Building Restrictions		
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)	
Single-Family Detached Dwellings	5,000 square feet	50 feet	100 feet	15 feet 7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet 25 feet not applicable	3 stories
Two-Family Dwellings	8,500 square feet	70 feet	100 feet	15 feet same as single-family above	15 feet 25 feet not applicable	3 stories
Single-Family Attached Dwellings	1,600 s.f. min.; avg. of 2,000 square feet	16 feet	none	15 feet none	15 feet 25 feet not applicable	3 stories
Multiple-Family Dwellings	10,000 square feet	80 feet	100 feet	15 feet on each side	25 feet 10 feet not applicable	3 stories
Zero-Lot Line Single-Family Detached Dwellings	3,750 square feet	30 feet interior lot; 40 feet corner lot	100 feet	0 feet one side; 5 feet other side	15 feet 25 feet not applicable	3 stories
Any Permitted Principal Non-Residential Use	12,000 square feet	60 feet	100 feet	15 feet on each side	25 feet 10 feet 20,000 square feet of gross building floor area per acre	3 stories

**GENERAL NOTES:**

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 2.1.12 and 2.1.6-2.1.7 of the Comprehensive Plan for additional requirements.

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

Section 10-6.644. OR-3 office residential district.

1. District Intent	2. Principal Uses				3. Accessory Uses				
	PERMITTED USES								
The OR-3 district is intended to be located within areas designated <del>Bradfordville Mixed Use-13</del> <del>or Suburban</del> on the Future Land Use Map of the Comprehensive Plan in areas where employment and residential uses are encouraged to locate in close proximity to each other. The provisions of this district are intended to promote urban density and intensity of residential and office uses and the mixing of permitted uses to promote the use of public transit and the efficient use of public infrastructure. Off-street parking facilities in the OR-3 district shall be located and designed to promote convenient access to pedestrian and mass transit facilities. A variety of housing types, compatible non-retail activities of moderate intensity, retail commercial activities (limited to the ground floor), and certain community and recreational facilities related to office or residential uses are permitted in the OR-3 district. The maximum gross density allowed for new residential development in the OR-3 district is 20 dwelling units per acre, while the minimum gross density allowed is 6-8 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities.	(1) Banks and other financial institutions. (2) Broadcasting studios. (3) Community facilities related to office or residential facilities, including libraries, religious facilities, vocational, police/fire stations, middle, and high schools. Other community facilities may be allowed in accordance with Section 10-6-806 of these regulations. (4) Day care centers. (5) Golf courses. (6) Hotels and motels, including bed and breakfast inns. (7) Medical and dental offices and services, laboratories, and clinics. (8) Multiple-family dwellings. (9) Non-medical offices and services, including business and government offices and services. (10) Nursing homes, including other residential care facilities. (11) Off-street parking facilities.	(12) Passive and active recreational facilities. (13) Personal services. (14) Single-family attached dwellings. (15) Single-family detached dwellings. (16) Social, fraternal, recreational clubs and lodges, and assembly halls. (17) Studios for photography, music, art, dance, drama, and voice. (18) Two-family dwellings. (19) Veterinary services, including veterinary hospitals. (20) Zero-lot line single-family detached dwellings. (21) Any use permitted in the C-1 district (and is not listed in uses 1-20 above), provided that the use is on the first floor of a multi-story building containing office and/or residential uses on any of the floors above the first floor.	(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.						
DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks			6. Maximum Building Restrictions		
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Single-Family Detached Dwellings	5,000 square feet	50 feet	100 feet	15 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
Two-Family Dwellings	8,500 square feet	70 feet	100 feet	15 feet	same as single-family above	15 feet	25 feet	not applicable	3 stories
Single-Family Attached Dwellings	1,600 s.f. min.; avg. of 2,000 square feet	16 feet	none	15 feet	none	15 feet	25 feet	not applicable	3 stories
Multiple-Family Dwellings	10,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	25 feet	10 feet	not applicable	3 stories
Zero-Lot Line Single-Family Detached Dwellings	3,750 square feet	30 feet interior lot; 40 feet corner lot	100 feet	20 feet	0 feet one side; 5 feet other side	15 feet	25 feet	not applicable	3 stories
Any Permitted Principal Non-Residential Use	12,000 square feet	60 feet	100 feet	15 feet	15 feet on each side	25 feet	10 feet	20,000 square feet of gross building floor area per acre (SEE NOTE 4)	3 stories (SEE NOTE 4)

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy ~~2.112~~ ~~3.117~~ 2.112 of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
4. In properties formerly designated as Mixed Use-C in the Future Land Use Map, the maximum non-residential gross building floor area is 40,000 square feet per acre and the maximum building height is 6 stories, if parking structures are provided for at least 50% of the parking spaces.

Section 10-6.645. OA-1 airport vicinity district.

1. District Intent	2. Principal Uses			3. Accessory Uses		
	USES PERMITTED					
<p>The OA-1 District is intended to be located in the vicinity of and particularly off the ends of the runways at Tallahassee Regional Airport which are subject to day/night sound levels (DNL) that exceed the threshold identified by both the Federal Aviation Administration and the State of Florida as being compatible with certain land use types. The intent of the OA-1 district is to provide reasonable and responsible development of parcels lying beneath the identified noise contours. The district provides for compatible planned office development and high technology and research and development activities as well as a limited number of activities that support the principal uses within areas subject to levels of aircraft noise of 65 DNL or above. This district is not intended to accommodate industrial activities. Residential uses are precluded in this district as are noise sensitive institutional and other noise sensitive land uses. This district may apply to properties in the <del>Mixed Use A, B, or C</del> Suburban future land use categories. Planned Unit Developments are encouraged in this district where such application is viable based on layout and size of parcels. Integration of development occurring on one tract with potential future development on adjacent tracts located in the same zoning district shall be provided. All buildings, their uses and accessory facilities shall comply with criteria relating to height, glare and electronic interference as delineated in FAR Part 77 and related advisory guidance. More stringent criteria than contained in Part 77 may be implemented if deemed necessary by the FAA, State of Florida, or the Airport Director.</p>	<p>(1) Banks and other financial institutions. (2) Cemeteries. (3) Community facilities in accordance with Section 10-6.806 of these regulations. (4) Golf courses. (5) Laboratories enclosed within a building. (6) Mailing services. (7) Medical and dental offices and services, clinics and laboratories. (8) Non-medical offices and services, including business and government offices and services. (9) Passive and active recreational facilities, whose structures comply with height requirements of the FAA. (10) Personal services appurtenant to permitted office development and within an office building. (11) Photocopying and duplicating services with associated office supplies sales. (12) Research and development activities (no on-site disposable).</p>	<p>(13) Restaurants without drive-in facilities and contained within an office building. (14) Retail drug store. <del>(15)</del> Warehouses, mini warehouses, or self storage facilities. (16) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.</p>	<p>(1) Customary accessory uses and structures incidental to the principal permitted use, provided that the accessory use and structure occupy 33 percent or less of the total area of the principal permitted use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee. (3) Nature trail with associated benches, overlook, and picnic area.</p>			

DEVELOPMENT STANDARDS

Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks			6. Maximum Building Restrictions		
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Any Permitted Principal Non-residential Use Except restaurants and personal services.	6,000 square feet	50 feet	100 feet	20 feet	7.5 feet on each side; or 15 feet if adjoining a low density residential zoning district.	25 feet	10 feet	20,000 square feet of gross building floor area per acre	3 stories

GENERAL NOTES:

1. If central sanitary sewer is not available, non-residential development is limited to a maximum of 7,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies ~~2.1.12-3-14-6- and 3-14-7~~ of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

Section 10-6.646. C-1 neighborhood commercial district.

1. District Intent	PERMITTED USES						3. Accessory Uses		
	2. Principal Uses			3. Accessory Uses					
<p>The C-1 district is intended to be located in areas designated Suburban or Woodville Rural Community on the Future Land Use Map of the Comprehensive Plan and shall apply to suburban areas with direct access to a major collector roadways located within convenient traveling distance to one or more neighborhoods, wherein small groups of retail commercial, professional, office, community and recreational facilities and other convenience commercial activities are permitted in order to provide goods and services that people frequently use in close proximity to their homes. The C-1 district is intended to provide shopping for residential areas without requiring access to arterial roadways, thereby providing more convenient shopping for area residents and preserving the capacity of the arterial roadway network. The provisions of this district are intended to encourage commercial development that is compatible in scale and design with surrounding residential uses. The C-1 district is not intended to accommodate large scale commercial or service activities or other types of more intensive commercial activity. The maximum gross density allowed for new residential development in the C-1 district is 16 dwelling units per acre provided the residential uses are located on the second floor or above a building containing commercial or office uses on the first floor. In order to maintain compact and non-linear characteristics, each C-1 district will have a maximum frontage of 100 feet per acre on a collector roadway and each C-1 district will not exceed 15 acres in size.</p>	<p>(1) Antique shops.                      (2) Banks and other financial institutions.                      (3) Community facilities related to the permitted principal uses, including libraries, religious facilities, and police/fire stations. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations.                      (4) Day care centers.                      (5) Laundromats, laundry and dry cleaning pick-up stations.                      (6) Mailing services.                      (7) Medical and dental offices and services, laboratories, and clinics.                      (8) Motor vehicle fuel sales.                      (9) Non-medical offices and services, including business and government offices and services.                      (10) Passive and active recreational facilities.                      (11) Personal services (barber shops, fitness clubs, etc.)                      (12) Rental and sales of DVDs, videotapes and games.                      (13) Repair services, non-automotive.</p>			<p>(14) Residential (any type), provided that it is located on the second floor or above of a building containing commercial or office uses on the first floor.                      (15) Restaurants, with or without drive-in facilities.                      (16) Retail bakeries.                      (17) Retail drug store.                      (18) Retail florists.                      (19) Retail food and grocery.                      (20) Retail home/garden supply, hardware and nurseries, without outdoor storage or display.                      (21) Retail newsstand, books, greeting cards.                      (22) Retail pet stores.                      (23) Social, fraternal, and recreational clubs and lodges, including assembly halls.                      (24) Studios for photography, music, art, drama, and voice.                      (25) Tailoring.                      (26) Veterinary services, including veterinary hospitals.                      (27) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.</p>			<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee.                      (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</p>		
Use Category	4. Minimum Lot or Site Size		5. Minimum Building Setbacks			6. Maximum Building Restrictions			
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Any Permitted Principal Use	none	none	none	25 feet	15 feet on each side	25 feet	10 feet	Except for properties within the Woodville Rural Community 10,000 square feet of non-residential gross building floor area per acre and commercial uses not to exceed 200,000 square feet of gross building floor area per parcel.  Within the Woodville Rural Community, 10,000 square feet of non-residential gross building area per acre	3 stories

DEVELOPMENT STANDARDS (continued on page 2 of 2)



Section 10-6.647. C-2 neighborhood commercial district.

1. District Intent	PERMITTED USES		3. Accessory Uses
	2. Principal Uses		
<p>The C-2 district is intended to be located in areas designated <del>Mixed-Use-A</del> <del>B</del> <del>C</del> Suburban or Woodville Rural Community on the Future Land Use Map of the Comprehensive Plan shall apply to areas with direct access to arterial roadways located within convenient traveling distance to several neighborhoods, wherein small groups of retail commercial, professional, office, community and recreational facilities and other convenience commercial activities are permitted in order to provide goods and services that people frequently use in close proximity to their homes. The C-2 district is not intended to accommodate large scale commercial or service activities or other types of more intensive commercial activity. The maximum gross density allowed for new residential development in the C-2 district is 16 dwelling units per acre, provided that the residential uses are located on the second floor or above of a building containing commercial or office uses on the first floor. In order to maintain compact and non-linear characteristics, each C-2 district will have a maximum frontage of 100 feet per acre on an arterial roadway and each C-2 district will not exceed 30 acres in size.</p>	<p>(1) Antique shops.            (2) Automotive service and repair, including car wash.            (3) Bait and tackle shops.            (4) Banks and other financial institutions.            (5) Camera and photographic stores.            (6) Cocktail lounges and bars.            (7) Community facilities related to the permitted principal uses, including libraries, religious facilities, police/fire stations, and high schools. Elementary schools are prohibited. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations.            (8) Day care centers.            (9) Gift, novelty, and souvenir shops.            (10) Indoor amusements (bowling, billiards, skating, etc.).            (11) Indoor theaters (including amphitheaters).            (12) Laundromats, laundry and dry cleaning pick-up stations.            (13) Mailing services.            (14) Medical and dental offices, services, laboratories, and clinics.            (15) Motor vehicle fuel sales.            (16) Non-medical offices and services, including business and government offices and services.            (17) Non-store retailers.            (18) Passive and active recreational facilities.            (19) Personal services (barber shops, fitness clubs etc.).            (20) Photocopying and duplicating services.            (21) Rental and sales of dvds, video tapes and games.            (22) Rental of tools, small equipment, or party supplies.            (23) Repair services, non-automotive.</p>	<p>(24) Residential (any type) provided that it is located on the second floor or above a building containing commercial or office uses on the first floor.            (25) Restaurants, with or without drive-in facilities.            (26) Retail bakeries.            (27) Retail computer, video, record, and other electronics.            (28) Retail department, apparel, and accessory stores.            (29) Retail drug store.            (30) Retail florist.            (31) Retail food and grocery.            (32) Retail furniture, home appliances, accessories.            (33) Retail home/garden supply, hardware and nurseries.            (34) Retail jewelry store.            (35) Retail needlework shops and instruction.            (36) Retail newsstand, books, greeting cards.            (37) Retail office supplies.            (38) Retail optical and medical supplies.            (39) Retail package liquors.            (40) Retail pet stores.            (41) Retail picture framing.            (42) Retail sporting goods, toys.            (43) Retail trophy store.            (44) Shoes, luggage, and leather goods.            (45) Social, fraternal and recreational clubs and lodges, including assembly halls.            (46) Studios for photography, music, art, dance, and voice.            (47) Tailoring.            (48) Veterinary services, including veterinary hospitals.            (49) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.</p>	<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee.            (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</p>
<p><b>FOR DEVELOPMENT STANDARDS REFER TO PAGE 2 OF 2</b></p>			

DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks			6. Maximum Building Restrictions		
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Any Permitted Principal Use	none	none	none	25 feet	15 feet on each side	25 feet	10 feet	Except for properties within the Woodville Rural Community, 12,500 square feet of non-residential gross building floor area per acre and commercial uses not to exceed 200,000 square feet of gross building floor area per parcel for districts containing 20 acres or less. 12,500 square feet of non-residential gross building floor area per acre and commercial uses not to exceed 200,000 square feet of gross building floor area per parcel and a maximum of 250,000 square feet of non-residential gross building area per district for districts containing more than 20 acres to 30 acres. Within the Woodville Rural Community, 12,500 square feet of non-residential gross building area per acre and commercial uses not to exceed 50,000 square feet of gross building floor area per parcel.	3 stories
<b>7. Street Vehicular Access Restrictions:</b> Properties in the C-2 zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RHA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, and RP.									

**GENERAL NOTES:**

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and inside the Urban Services Area non-residential development is limited to a maximum of 2,500 square feet of building area. Inside the Urban Services Area, community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 2.1.12 ~~3.16~~ and ~~3.17~~ of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

Section 10-6.648. CM Medical Arts Commercial District.

Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height
Any Permitted Principal Non-Residential Use	none	none	none	25 feet	none	25 feet	10 feet	80,000 square feet of gross building floor area per acre, except 176,000 square feet of gross building floor area per acre for hospitals and commercial uses not to exceed 200,000 square feet of gross building floor area per parcel	none for hospitals; 6 stories for other uses (excluding stories used for parking); or 4 stories (including stories used for parking) if proposed structure is within 150 feet of a low density residential zoning district

FOR ADDITIONAL DEVELOPMENT STANDARDS, REFER TO PAGE 2 OF 2

1. District Intent	2. Principal Uses	3. Accessory Uses
<p>The CM district is intended to be located in areas designated <del>Mixed Use A, B, or C</del> Suburban on the Future Land Use Map of the Comprehensive Plan and shall apply to urban areas with convenient access to hospitals or other major medical facilities, wherein activities are restricted to medically related operations and support functions including residential uses and limited non-medical commercial retail, offices, and services which serve medical operations. The provisions of the CM district are intended to protect and promote the efficient operation of hospitals and associated medical facilities and promote safe and efficient vehicular and pedestrian access to these facilities. Medical centers are characterized by a variety of directly related medical facilities and indirectly related support businesses in close proximity to allow for efficient operations. Also, certain community and recreational facilities related to medical facilities are permitted. The maximum gross density allowed for new development in the CM district is 20 dwelling units per acre. Exclusively residential projects shall have a minimum gross density of 6-8 dwelling units per acre unless constraints of concurrency or preservation and/or conservation features preclude attainment of minimum density. The minimum gross density for mixed use projects is 6 dwelling units per acre.</p>	<p>(1) Banks and other financial institutions, without drive-through facilities.                      (2) Community facilities related to medical facilities, including religious facilities and police/fire stations. Schools and libraries are prohibited. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations.                      (3) Day care centers.                      (4) Gift, novelty, and souvenir shops.                      (5) Hospitals.                      (6) Hotels and motels, including bed and breakfast inns.                      (7) Laundromats, laundry and dry cleaning pick-up stations.                      (8) Mailing services.                      (9) Medical and dental offices, services, laboratories, and clinics.                      (10) Mortuaries.                      (11) Multiple-family dwellings.                      (12) Non-medical offices and services, including business and government offices and services.</p>	<p>(13) Nursing homes and other residential care facilities.                      (14) Off-street parking facilities.                      (15) Passive and active recreational facilities.                      (16) Personal services (barber shops, fitness clubs, etc.)                      (17) Photocopying and duplicating services.                      (18) Restaurants without drive-in facilities.                      (19) Retail bakeries.                      (20) Retail drug store.                      (21) Retail florists.                      (22) Retail newsstands, books, greeting cards.                      (23) Retail office supplies.                      (24) Retail optical and medical supplies.                      (25) Single-family attached dwellings.                      (26) Tailoring.                      (27) Veterinary services, including veterinary hospitals.                      (28) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.</p>

DEVELOPMENT STANDARDS

**DEVELOPMENT STANDARDS (continued from page 1 of 2)**

Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height
Single-Family Attached Dwellings	1,600 s.f. min.; avg. of 2,000 s.f.	16 feet	none	15 feet	none	15 feet	25 feet	not applicable	3 stories
Multiple-Family Dwellings	10,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	15 feet	25 feet	not applicable	same as above

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

**GENERAL NOTES:**

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer ~~Articles~~ Policy 2.1.12 ~~3.1.6 and 3.1.7~~ of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

Section 10-6.649. CP Commercial Parkway District

**PERMITTED USES**

<p><b>1. District Intent</b></p> <p>The CP district is intended to be located in areas designated Suburban on the future land use map of the comprehensive plan and shall apply to areas exhibiting an existing development pattern of office, general commercial, community facilities, and intensive automotive commercial development abutting urban area arterial roadways with high traffic volumes. The CP district is characterized by a linear pattern of development. The access management standards set forth in the CP district addressing limitations placed on access are intended to minimize and control ingress and egress to arterial roadways and to promote smooth and safe traffic flow of the general traveling public.</p>	<p><b>2. Principal Uses</b></p> <p>(1) Antique shops.                  (2) Armored truck services.                  (3) Automotive sales and rental (includes any type of motor vehicle including boats and motorcycles).                  (4) Automotive service and repair, including car wash.                  (5) Automotive--retail, parts, accessories, fires, etc.                  (6) Bait and tackle shops.                  (7) Banks and other financial institutions.                  (8) Broadcasting studios.                  (9) Building contractors and related services, without outdoor storage.                  (10) Camera and photographic stores.                  (11) Cemeteries.                  (12) Cocktail lounges and bars.                  (13) Commercial kennels.                  (14) Community facilities, including libraries, religious facilities, vocational schools, police/fire stations, and charitable donation stations. Elementary, middle, and high schools are prohibited. Other community facilities may be allowed in accordance with section 10-10-6-806.                  (15) Day care centers.                  (16) Gift, novelty, and souvenir stores.                  (17) Golf courses.                  (18) Hotels and motels, including bed and breakfast inns.                  (19) Indoor amusements (bowling, billiards, skating, etc.).                  (20) Indoor theaters (including amphitheaters).</p>	<p>(21) Laundromats, laundry and dry-cleaning pickup stations.                  (22) Lawn or tree removal services.                  (23) Mailing services.                  (24) Medical and dental offices, services, laboratories, and clinics.                  (25) Manufactured home sales lots.                  (26) Mortuaries.                  (27) Motor vehicle fuel sales.                  (28) Motor vehicle racing tracks, go-carts, etc.                  (29) Nonmedical offices and services, including business and government offices and services.                  (30) Nonstore retailers.                  (31) Nursing homes and residential care facilities.                  (32) Off-street parking facilities.                  (33) Outdoor amusements (golf courses, batting cages, driving ranges, etc.)                  (34) Passive and active recreational facilities.                  (35) Pawnshops.                  (36) Personal services (barber shops, fitness clubs, etc.).                  (37) Pest control services.                  (38) Photocopying and duplicating services.                  (39) Printing and publishing.                  (40) Recreational vehicle park.                  (41) Rental and sales of DVDs, video tapes and games.                  (42) Rental of tools, small equipment, or party supplies.                  (43) Repair services, nonautomotive.                  (44) Residential, multi-family, up to a maximum of 16 dwelling units per acre.</p>	<p><b>3. Accessory Uses</b></p> <p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the land use administrator.                  (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the land use administrator.</p>
<p>To encourage the benefits from mixed use development where residences are located in close proximity to the office and commercial uses allowed within the district including convenience and opportunity for residents and improved market access for business establishments, medium density multi-family residential development up to a maximum of 16 dwelling units per acre is allowed.</p> <p>Reuse of existing single use sites for multiple use developments, adding new uses to single use sites and/or multiple use developments in the CP district that share parking facilities, have parking structures and/or have high floor area ratios are encouraged in the CP district.</p> <p><del>New CP districts in Target Planning Areas and Critical Planning Areas shall be designed to minimize access impacts upon arterial roadways</del></p>			

and shall be designed to be compact rather than  
~~here.~~ The principles of traditional neighborhood  
developments are encouraged, though not  
 required.

New CP districts in the Suburban FLUM category  
 shall have access to arterial or major collector  
 streets.

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

**DEVELOPMENT STANDARDS**

	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
Use Category	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Any Permitted Principal Use	none	none	none	25 feet	none	25 feet	10 feet	25,000 s.f. of building floor area per acre and commercial uses not to exceed 200,000 s.f. of gross building floor area per parcel, 50,000 s.f. of building area per acre for storage areas with buildings.	4 stories
<p><b>7. Access Management Criteria (In case of a conflict with the provisions of other ordinances or regulations, the most strict provisions shall apply):</b></p> <p>Capital Circle from Centerville clockwise to I-10                      Driveway access to Capital Circle from Centerville Road in the northeast to I-10 in the northwest is prohibited except for:</p> <p>a) Existing driveway access as of December 31, 1995;                      b) A single driveway access for properties in existence before December 31, 1995 which have sole access to Capital Circle and do not have other street access; and                      c) Temporary driveway access which may be permitted for properties which establish permanent access to another public street and grant the City or County the right to close the temporary access without compensation upon conversion of Capital Circle to a limited access or controlled access roadway.</p> <p><b>All Arterials and Major Collectors:</b> Full movement access to an arterial or major collector shall not be permitted closer than 330 feet to another full movement access point, nor within 660 feet of a signalized intersection. Right-in/right-out access to an arterial or major collector shall not be permitted closer than 330 feet to another access point, nor within 100 feet of a signalized intersection, except properties with sole access to an arterial or major collector are permitted at least one right-in/right-out access point. Properties with 660 feet or more of arterial and major collector frontage may be permitted multiple accesses to a single street based upon a traffic safety and capacity evaluation. All development fronting on an arterial or major collector shall record a joint access and cross easement benefiting adjoining properties fronting on the same arterial or major collector.</p> <p><b>Minor Collectors</b>                      Full movement access to a minor collector shall not be permitted closer than 200 feet to another full movement access point, nor within 400 feet of a signalized intersection. Right-in/right-out access to a minor collector shall not be permitted closer than 100 feet to another access point, nor within 200 feet of a signalized intersection.</p> <p><b>Local Streets</b>                      Full movement access to a local street shall not be permitted within 200 feet of a signalized intersection. Right-in/right-out access to a local street shall not be permitted closer than 100 feet to another access point or intersecting public street, nor within 200 feet of a signalized intersection.</p> <p><b>8. Street Vehicular Access Restrictions:</b> Properties in the CP zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from nonresidential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street directly across from where the vehicular access point is proposed: RA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, RP-1, RP-2, RP-MH, RP-UF, and RP-R.</p> <p><b>9. Additional Criteria for Charitable Donation Stations:</b> Such station shall have indoor storage for all donations, and shall have an attendant available during normal business hours responsible for the collection and/or storage of said donations. A "charitable donation station" is considered a community service/facility regulated by Section 10-6.806 of these regulations.</p>									

**GENERAL NOTES:**

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 ~~3-1-6~~ and ~~3-1-7~~ of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parts, etc.).

Sec. 10-6.653. IC.Interchange commercial district.

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The IC district is intended to promote economic opportunities which are supported by an economic base larger than Leon County in which a mixture of hotel, restaurants, retail shopping uses, office, light manufacturing, processing, storage, community and recreational facilities are permitted. The IC district may be located adjacent to an interchange with Interstate Highway 10 (I-10) in areas designated <del>Mixed-Use A, B, or C</del> Suburban on the Future Land Use Map of the Comprehensive Plan. This district is intended to encourage significant investment in property improvements and provide a concentration of economic activity. The minimum district size is 40 acres.</p> <p>The district is not intended to accommodate heavy industrial operations, such as truck stops or uses requiring outside storage, nor to accommodate residential development which would limit the ability of the district to attain its economic potential.</p> <p>The district is intended for intensive uses which benefit from locations adjacent to interchanges with I-10, and which will facilitate commercial activity directly related to through traffic on I-10.</p> <p>The IC district establishes minimum development criteria and design criteria which are intended to prevent underachievement of economic development objectives and to assure high quality development.</p> <p>The maximum gross density allowed for residential development in the IC district is 16 dwelling units per acre while the minimum gross density allowed is 6 dwelling units per acre. The minimum gross density requirements may be eliminated if constraints of concurrency or preservation and/or conservation features preclude the attainment of minimum densities.</p>	<ol style="list-style-type: none"> <li>(1) Automotive service and repair, including car wash as part of a shopping center, in conjunction with a motel or hotel or approved as a PUD.</li> <li>(2) Broadcasting studios.</li> <li>(3) Commercial recreation and entertainment uses.</li> <li>(4) Communications and utilities.</li> <li>(5) Community services, including libraries, vocational schools and police/fire stations. Elementary, middle, or high schools are prohibited. Other community services may be allowed in accordance with Section 10-6.806 of these regulations.</li> <li>(6) Day care centers.</li> <li>(7) Distribution facilities.</li> <li>(8) Hotels and motels, including bed and breakfast inns.</li> <li>(9) Laboratories, research and development activities.</li> <li>(10) Manufacturing (consistent with the definition of light industrial).</li> <li>(11) Multiple family dwellings</li> <li>(12) Office uses.</li> <li>(13) Off-street parking facilities.</li> <li>(14) Passive and active recreational activities.</li> <li>(15) Personal services (barber shops, fitness clubs, etc.)</li> <li>(16) Printing and publishing.</li> <li>(17) Repair services, non-automotive.</li> <li>(18) Retail uses permitted in CP as part of a shopping center or approved as a PUD.</li> <li>(19) Transportation and freight handling activities.</li> <li>(20) Warehouses, mini-warehouses, or self storage facilities.</li> <li>(21) Other uses, which in the opinion of the Land Use Administrator, are of a similar and compatible nature to those uses described in this district.</li> </ol>	<ol style="list-style-type: none"> <li>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. The 33 percent limitation does not apply to outdoor storage that is accessory to a permitted principal use.</li> <li>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</li> <li>(3) Residential use (intended for watchman or guard not to exceed 1 dwelling unit per industrial use).</li> <li>(4) Outdoor storage (without the 33 percent limitation), provided it complies with Section 7 below.</li> </ol>

DEVELOPMENT STANDARDS (continued on page 2 of 3)

**DEVELOPMENT STANDARDS (continued from page 1 of 3)**

Use Category	4. Minimum Lot or Building Size			5. Minimum Building and Parking Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width and Depth	c. Building Floor Area	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Permitted Non-Industrial or Non-Office Principal Uses	none	none	1,000 square feet	50 feet	none	25 feet	10 feet	25,000 square feet of gross building floor area per acre not to exceed 200,000 square feet per site. 50,000 square feet of gross building floor area per acre for storage areas within buildings.	4 stories
Multiple family dwellings	10,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	15 feet	25 feet	not applicable	4 stories; except 3 stories within 100 feet of a low density residential district
All Other Principal Uses	none	none	1,000 square feet	50 feet	none	25 feet	10 feet	25,000 square feet of gross building floor area per acre. 50,000 square feet of gross building floor area per acre for storage areas within buildings.	4 stories
<p><b>7. Urban Design Criteria</b> - Development within the IC district shall meet the following criteria:</p> <p>a. All buildings elevations which may be viewed from a public street shall be finished in brick, stucco, glass curtain wall, architectural concrete or textured block. All building elevations which may be viewed from a public street shall have a uniform appearance consistent with the front building elevation.</p> <p>b. All buildings shall screen utility connections, roof top equipment and meter locations with materials found on the building exterior or with evergreen landscaping.</p> <p>b-c. All buildings shall screen trash collection/storage areas with materials found on the exterior of the building.</p> <p>d. All delivery truck docks shall provide a screen of sufficient height and length to screen loading and unloading trucks.</p> <p>d-e. Sidewalks shall be a minimum 6 feet in width and form a continuous system on the site.</p> <p>e-f. All electrical and telecommunication utilities shall be located underground except for antennae.</p> <p>f-g. Parking shall not exceed a concentration of 100 spaces per net acre of parking lot and adjacent landscaping.</p> <p>g-h. Each development within the IC district shall establish a uniform sign design for all signs.</p> <p>h-i. All wall signs shall be internally illuminated individual letters, or an internally illuminated logo not exceeding 80 square feet in area. No other wall mounted signs are permitted. Signs composed solely of upper case letters shall not exceed 36 inches in height. Signs composed of upper and lower case letters shall not exceed 45 inches in height including the descender.</p> <p>i-j. No roof signs, nor billboards are permitted.</p> <p>j-k. One free standing sign per public street frontage per site is permitted. Free standing signs shall be constructed with a base using material found on the principal structure. Freestanding signs shall not exceed 400 square feet in area per face, nor have more than 2 faces, nor exceed 50 feet in height.</p> <p>k-l. Temporary signs, not to exceed 30 days per of display per calendar year are permitted, except for "for sale" and "for lease" signs which are not subject to this limitation.</p> <p>l-m. No other signs are permitted in the IC district except for the signs listed in 7.i-m.</p> <p>m-n. Parking lots and driveways shall be designed to achieve a 60% tree canopy coverage within ten years of development.</p> <p>n-o. All development shall develop and maintain a 30 foot landscape area adjacent to all public streets. This landscape area shall have at least one street tree for every 40 feet of street frontage. The landscape area may contain a sidewalk and be crossed by driveway entrances no wider than 30 feet.</p>									

**DEVELOPMENT STANDARDS (continued on page 3 of 3)**

**DEVELOPMENT STANDARDS (continued from page 2 of 3)**

- 8. Street Access Restrictions:** Properties within the IC zoning district may have vehicular access to the types of streets listed below. For the purpose of this section, a "type" of street refers to the functional classification of the street according to the "Roadway Functional Classification" map adopted in the Transportation Element of the 2010 Comprehensive Plan. Also for the purpose of this section, a street is considered to be "at the border" of the M-1 zoning district if a zoning district other than the M-1 zoning district is located on the other side of the street.
- a. To any street classified as a collector or arterial that is located inside or at the border of the IC zoning district; or
  - b. To any street classified as a local that is located inside of the IC zoning district; or
  - c. To any street classified as a local that is located at the border of the IC zoning district, except that properties in the IC zoning district shall not have vehicular access to a local street if the local street is located at the border of the M-1 zoning district and a residential zoning district is located on the other side of the local street. For the purpose of this section, residential zoning districts include the following: RA, R-1, R-3, R-4, R-5, MH, MR-1, and the RP zoning districts.

**GENERAL NOTES:**

- 1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer ~~Policy 2.1.12, 3.1.6, and 3.1.7~~ of the Comprehensive Plan for additional requirements.
- 2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
- 3. Refer to the Concurrence Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

Section 10-6.650. UP-1 Urban Pedestrian district.

1. District Intent	PERMITTED USES		
<p>The UP-1 district is intended to be located in areas designated <del>Mixed Use-A</del> <del>Suburban</del> or <del>Bradfordville</del> Mixed Use on the Future Land Use Map of the Comprehensive Plan and shall apply to compact, linear urban areas with direct access to an arterial roadway. The intent of this district is to promote the redevelopment of areas from lower intensity "strip" development pattern to a more intensive, higher density urban pattern. It is one of the intents of this district to permit the gradual conversion of existing development to the new standards by allowing the continuation of certain existing uses and allowing the conversion of those existing uses to drive-through uses, provided that the new uses meet the development standards of this district and foster an improved pedestrian environment. It is not intended that additional sites within this district be converted to new drive-through uses. The UP-1 district shall be located in areas near employment or activity centers with access to public transit. The provisions of this district are intended to promote more intensive and multiple use developments with pedestrian facilitation and orientation. Retail commercial, professional, office, medium density residential, and community and recreational facilities related to principal permitted uses are permitted. This district is not intended to accommodate regional scale commercial and service activities, nor automotive oriented uses (auto sales, service or repair). New residential development shall have a minimum gross density of 6 dwelling units per acre and a maximum gross density of 16 dwelling units per acre. The minimum gross density requirements may be eliminated if constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities.</p>	2. Principal Uses	3. Accessory Uses	
<p>(1) Antique shops.            (2) Banks and other financial institutions, without drive-through facilities.            (3) Camera and photographic stores.            (4) Cocktail lounges and bars.            (5) Community facilities related to the permitted principal uses, including libraries, religious facilities, vocational and middle schools, and police/fire stations. Elementary and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations.            (6) Day care centers.            (7) Gift, novelty, and souvenir stores.            (8) Hotels and motels, including bed and breakfast inns.            (9) Indoor amusements (bowling, billiards, skating, etc.).            (10) Laundromats, laundry and dry cleaning pick-up stations without drive-through facilities.            (11) Mailing services.            (12) Medical and dental offices, services, laboratories, and clinics.            (13) Non-medical offices and services, including business and government offices and services.            (14) Non-store retailers.            (15) Off-street parking facilities.            (16) Passive and active recreational facilities.            (17) Personal services (barber shops, fitness clubs etc.).            (18) Photocopying and duplicating services.            (19) Rental and sales of DVDs, video tapes and games.            (20) Repair services, non-automotive.</p>	<p>(21) Residential (any type).            (22) Restaurants without drive-in facilities.            (23) Retail bakeries.            (24) Retail computer, video, record, and other electronics.            (25) Retail department, apparel, and accessory stores            (26) Retail drug store.            (27) Retail florist.            (28) Retail food and grocery.            (29) Retail furniture, home appliances, accessories.            (30) Retail home/garden supply, hardware, and nurseries without outside storage or display.            (31) Retail jewelry stores.            (32) Retail needlework shops and instruction.            (33) Retail newsstand, books, greeting cards.            (34) Retail package liquors.            (35) Retail picture framing.            (36) Retail trophy stores.            (37) Shoes, luggage, and leather goods.            (38) Social, fraternal and recreational clubs and lodges, including assembly halls.            (39) Studios for photography, music, art, drama, and voice.            (40) Tailoring.            (41) Existing drive-through uses and existing motor vehicle fuel sales which were legally established and in existence on October 1, 1997.            (42) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.</p>	<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee.            (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</p>	

FOR DEVELOPMENT STANDARDS IN THE UP-1 DISTRICT, REFER TO PAGE 2 OF 2

**DEVELOPMENT STANDARDS**

Use Category	4. Minimum Lot or Site Size			5. Minimum or Maximum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height
Any Permitted Principal Use	none	none	none	0 feet minimum 10 feet maximum	none	0 feet minimum 10 feet maximum	20 feet minimum if adjoining a residential district	20,000 square feet of gross building floor area per acre and commercial uses not to exceed 200,000 square feet of gross building floor area per parcel	6 stories (excluding stories used for parking); or 4 stories (including stories used for parking) if proposed structure is within 150 feet of a low density residential zoning district
<p><b>7. Requirements and Incentives for Off-Street Parking Facilities:</b> In order to create developments consistent with the intent of the district and to encourage mixed uses and pedestrian friendly developments, off-street parking facilities associated with the construction of a new building or the expansion of an existing building are prohibited from being located in the front of the subject lot or parcel. The off-street parking requirements set forth in Subdivision 2 of Division 5 of Article VII, including the number of required off-street parking spaces and dimensional requirements are not applicable to properties in the UP-1 zoning district. Instead, the number of required off-street parking spaces and dimensional requirements shall be approved by the County Administrator or designee during site plan review or permitting (whichever comes first) based on the information provided by the applicant.</p>									
<p><b>8. Additional Criteria for Non-Residential Uses:</b> The construction of a new non-residential building or expansion of an existing non-residential building shall require the front lot and street side exterior walls on the ground floor to contain a minimum of 70 percent transparent material.</p>									
<p><b>9. Street Vehicular Access Restrictions:</b> Properties in the UP-1 zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RHA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, and RP.</p>									
<p><b>10. Criteria for Conditional Uses:</b> After October 1, 1997, drive through facilities as part of a permitted use in this district may be permitted as conditional uses, providing that the following criteria are met: (a) the new use must be the redevelopment of a site which contains a conforming motor vehicle fuel sale use or a conforming drive through use (see Section #2 of this chart); (b) the new use complies with development standards of the zoning district; (c) the use has a gross building floor area in excess of 5,000 square feet; and (d) arterial street access does not exceed one vehicular access point per arterial street frontage.</p>									

**GENERAL NOTES:**

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy ~~2.1.12 3.4.6 and 3.4.7~~ of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

Section 10-6.651. UP-2 Urban Pedestrian district.

1. District Intent	2. Principal Uses	PERMITTED USES		3. Accessory Uses
<p>The UP-2 district is intended to be located in areas designated <del>Suburban</del> or Bradfordville Mixed Use <del>B-2-E</del> on the Future Land Use Map of the Comprehensive Plan and shall apply to compact, linear urban areas with direct access to an arterial roadway. The intent of this district is to promote the redevelopment of areas from lower intensity "strip" development pattern to a more intensive, higher density urban pattern. It is one of the intents of this district to permit the gradual conversion of existing development to the new standards by allowing the continuation of certain existing uses and allowing the conversion of those existing uses to drive-through uses, provided that the new uses meet the development standards of this district and foster an improved pedestrian environment. It is not intended that additional sites within this district be converted to new drive-through uses. The UP-2 district shall be located in areas near employment or activity centers with access to public transit. The provisions of this district are intended to promote more intensive and multiple use developments with pedestrian facilitation and orientation. Retail commercial, professional, office, medium density residential, and community and recreational facilities related to principal permitted uses are permitted. This district is not intended to accommodate regional scale commercial and service activities, nor automotive oriented uses (auto sales, service). New residential development that is exclusively residential shall have a minimum gross density of 6 dwelling units per acre and a maximum gross density of 16 dwelling units per acre. New residential development combined with nonresidential development shall have a minimum gross density of 6 dwelling units per acre and a maximum density of 20 dwelling units per acre. The minimum gross density requirements may be eliminated if constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities.</p>	<ul style="list-style-type: none"> <li>(1) Antique shops.</li> <li>(2) Banks and other financial institutions, without drive-through facilities.</li> <li>(3) Camera and photographic stores.</li> <li>(4) Cocktail lounges and bars.</li> <li>(5) Community facilities related to the permitted principal uses, including libraries, religious facilities, vocational and middle schools, and police/fire stations. Elementary and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations.</li> <li>(6) Day care centers.</li> <li>(7) Gift, novelty, and souvenir stores.</li> <li>(8) Hotels and motels, including bed and breakfast inns.</li> <li>(9) Indoor amusements (bowling, billiards, skating, etc.).</li> <li>(10) Laundromats, laundry and dry cleaning pick-up stations without drive-through facilities.</li> <li>(11) Mailing services.</li> <li>(12) Medical and dental offices, services, laboratories, and clinics.</li> <li>(13) Non-medical offices and services, including business and government offices and services.</li> <li>(14) Non-store retailers.</li> <li>(15) Off-street parking facilities.</li> <li>(16) Passive and active recreational facilities.</li> <li>(17) Personal services (barber shops, fitness clubs etc.).</li> <li>(18) Photocopying and duplicating services.</li> <li>(19) Rental and sales of dvds, video tapes and games.</li> <li>(20) Repair services, non-automotive.</li> </ul>	<ul style="list-style-type: none"> <li>(21) Residential (any type).</li> <li>(22) Restaurants without drive-in facilities.</li> <li>(23) Retail bakeries.</li> <li>(24) Retail computer, video, record, and other electronics.</li> <li>(25) Retail department, apparel, and accessory stores</li> <li>(26) Retail drug store.</li> <li>(27) Retail florist.</li> <li>(28) Retail food and grocery.</li> <li>(29) Retail furniture, home appliances, accessories.</li> <li>(30) Retail home/garden supply, hardware, and nurseries without outside storage or display.</li> <li>(31) Retail jewelry stores.</li> <li>(32) Retail needlework shops and instruction.</li> <li>(33) Retail newsstand, books, greeting cards.</li> <li>(34) Retail package liquors.</li> <li>(35) Retail picture framing.</li> <li>(36) Retail trophy stores.</li> <li>(37) Shoes, luggage, and leather goods.</li> <li>(38) Social, fraternal and recreational clubs and lodges, including assembly halls.</li> <li>(39) Studios for photography, music, art, drama, and voice.</li> <li>(40) Tailoring.</li> <li>(41) Existing drive-through uses and existing motor vehicle fuel sales which were legally established and in existence on October 1, 1997.</li> <li>(42) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.</li> </ul>	<ul style="list-style-type: none"> <li>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee.</li> <li>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</li> </ul>	

FOR DEVELOPMENT STANDARDS IN THE UP-2 DISTRICT, REFER TO PAGE 2 OF 2

DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum or Maximum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height
Any Permitted Principal Use	none	none	none	0 feet minimum 10 feet maximum	none	0 feet minimum 10 feet maximum	20 feet minimum if adjoining a residential district	For properties that are exclusively non-residential: 20,000 square feet of gross building floor area per acre and commercial uses not to exceed 200,000 square feet of gross building floor area per parcel; For properties that combine non-residential with residential development: 40,000 square feet of gross building floor area per acre and commercial uses not to exceed 200,000 square feet of gross building floor area per parcel, provided that the combined development has at least 1 dwelling unit per 3,000 square feet of non-residential use, or at least 1,000 square feet of non-residential use per 3 dwelling units.	6 stories (excluding stories used for parking) only if proposed project combines non-residential with residential uses; or 4 stories (including stories used for parking) if proposed structure is within 150 feet of a low density residential zoning district
<p><b>7. Requirements and Incentives for Off-Street Parking Facilities:</b> In order to create developments consistent with the intent of the district and to encourage mixed uses and pedestrian friendly developments, off-street parking facilities associated with the construction of a new building or the expansion of an existing building are prohibited from being located in the front of the subject lot or parcel. The off-street parking requirements set forth in Subdivision 3 of Division 5 of Article VII, including the number of required off-street parking spaces and dimensional requirements are not applicable to properties in the UP-2 zoning district. Instead, the number of required off-street parking spaces and dimensional requirements shall be approved by the County Administrator or designee during site plan review or permitting (whichever comes first) based on the information provided by the applicant.</p> <p><b>8. Additional Criteria for Non-Residential Uses:</b> The construction of a new non-residential building or expansion of an existing non-residential building shall require the front lot and street side exterior walls on the ground floor to contain a minimum of 70 percent transparent material.</p> <p><b>9. Street Vehicular Access Restrictions:</b> Properties in the UP-2 zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RHA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, and RP.</p> <p><b>10. Criteria for Conditional Uses:</b> After October 1, 1997, drive through facilities as part of a permitted use in this district may be permitted as conditional uses, providing that the following criteria are met: (a) the new use must be the redevelopment of a site which contains a conforming motor vehicle fuel sale use or a conforming drive through use (see Section #2 of this chart); (b) the new use complies with development standards of the zoning district; (c) the use has a gross building floor area in excess of 5,000 square feet; and (d) arterial street access does not exceed one vehicular access point per arterial street frontage.</p>									

**GENERAL NOTES:**

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 3.1.6 and 3.1.7 of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

Section 10-6.652. M-1 light industrial district.

Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks			6. Maximum Building Restrictions		
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Permitted Principal Commercial Uses Numbers (3), (21), (25)	none	none	none	25 feet	none	25 feet	10 feet	10,000 square feet of gross building floor area per parcel	3 stories
All Other Permitted Principal Non-Residential Uses	none	none	none	25 feet	none	25 feet	10 feet	20,000 square feet of gross building floor area per acre. 50,000 square feet of gross building floor area per acre for storage areas within buildings.	3 stories

**FOR ADDITIONAL DEVELOPMENT STANDARDS, REFER TO PAGE 2 OF 2**

DEVELOPMENT STANDARDS (continued on page 2 of 2)	
1. District Intent	2. Principal Uses
<p>The M-1 district is intended to be located in areas designated <u>Bradfordville</u> <del>Use A, B, or C</del> or <u>Suburban</u> on the Future Land Use Map of the Comprehensive Plan shall apply to urban areas with convenient access to transportation facilities, where light manufacturing, processing, storage, community and recreational facilities and other activities compatible with light industrial operations are permitted. The district is not intended to accommodate heavy industrial operations or to accommodate commercial or residential development which would restrict the principal light industrial operations.</p>	<p><b>PERMITTED USES</b></p> <p>(1) Armored truck services.                      (2) Assembly of apparel and accessories.                      (3) Automotive service and repair, including car wash.                      (4) Bottling plants.                      (5) Broadcasting studios.                      (6) Building contractors and related services.                      (7) Cemeteries.                      (8) Communications and utilities.                      (9) Community services, including vocational schools and police/fire stations. Libraries, elementary, middle, or high schools are prohibited. Other community services may be allowed in accordance with Section 10-6.806 of these regulations.                      (10) Crematoriums.                      (11) Distribution facilities.                      (12) Dry cleaning plants.                      (13) Food processing, excluding slaughter.                      (14) Golf courses.                      (15) Gun firing ranges (indoor).                      (16) Heavy infrastructure (maintenance yards, motor pools, airports, land fills, sewage treatment plants, etc.).</p>
	<p><b>3. Accessory Uses</b></p> <p>(17) Laboratories; research and development activities.                      (18) Lawn and tree removal services.                      (19) Manufacturing (consistent with the definition of light industrial).                      (20) Non-medical offices and services, including business and government offices and services.                      (21) Off-street parking facilities.                      (22) Passive and active recreational activities.                      (23) Pest control services.                      (24) Printing and publishing.                      (25) Repair services, non-automotive.                      (26) Towing, wrecking, and recovery services.                      (27) Transportation and freight handling activities.                      (28) Warehouses, mini-warehouses, or self-storage facilities.                      (29) Welding and machine shops.                      (30) Wholesale activities.                      (31) Wholesale building supplies.                      (32) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.</p>
	<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. The 33 percent limitation does not apply to outdoor storage that is accessory to a permitted principal use.                      (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.                      (3) Residential use (intended for watchman or guard not to exceed 1 dwelling unit per industrial use).                      (4) Outdoor storage (without the 33 percent limitation), provided it complies with Section 7 below.</p>

**DEVELOPMENT STANDARDS (continued from page 1 of 2)**

7. **Criteria for Outdoor Storage:** Outdoor storage is permitted as an accessory use to a permitted principal use (without the 33 percent limitation) if the outdoor storage area is screened with an opaque material (an opaque material may include vegetation). The opacity requirements are as follows: 100 percent along any property line that adjoins an existing residential use; 80 percent along any property line that adjoins any other type of use other than residential (commercial, office, etc.) or a street right-of-way. The determination of the adequacy of the opaque material will be evaluated at the time of permitting.
8. **Street Vehicular Access Restrictions:** Properties in the M-1 zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RH1A, R-1, R-2, R-3, R-4, R-5, MH, MR-1, and RP
9. **Fencing Requirement:** All areas proposed for use, currently used, or previously used, in open-pit mining operations and/or construction and demolition debris disposal must be secured by a fence, unless the area is determined to be a reclaimed open-pit mine by the county administrator or designee. The fence must be at least four feet in height with openings that will reject the passage of a seven-inch diameter sphere. The fence must be equipped with a gate which shall remain locked when workers or employees of the land owner or mining company are not present at the site. At every gate or access point, at least one sign must be posed which states, in at least four-inch tall letter, "Danger," "Keep Out," "No Trespassing," or similar language to indicate that there may be hazardous conditions on the premises.

**GENERAL NOTES:**

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 2.1.12, 3.1.6, and 3.1.7 of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

Section 10-6.656. CPA Critical Planning Area PD Planned Development District.

<p><b>1. District Intent</b></p> <p>The purpose of the Critical Planning Area (CPA) Planned Development (PD) District is to establish planning guidelines for large undeveloped areas, greater than 10,200 acres inside of the Urban Service Area, and whose development could have substantial impacts on the community as a whole. This district has specific planning requirements to coordinate the development in a comprehensive manner consistent with Land Use Objective 6.12. of the Tallahassee-Leon County Comprehensive Plan. Development within this district shall provide a mixture of integrated uses (i.e., residential, commercial, office, light industrial, community facilities, public open space, recreation) that are predominantly self-supporting, rather than predominantly dependent on public funding for additional infrastructure, and place a greater emphasis on pedestrian mobility and transportation alternatives. The allocation of uses within the CPA PD shall be consistent with the mixed use percentages required for the <del>associated</del> Suburban Future Land Use Category until modified by approval of a Planned Development Master Plan. <del>(Mixed Use A, B, or C).</del></p>	<p><b>2. Critical Area Plans/Planned Development - Planning Requirements</b></p> <p>To provide for a more self supporting development pattern that is less oriented to the use of automobiles, the Planned Development Master Plan shall include four different land uses that are integrated with each other and at build-out result in internal capture of at least 20% of the trips generated by the development. The Master Plan shall provide the mix, location and intensities of future land uses. The Master Plan shall be consistent with Section 10-924 of this ordinance. Critical Area Plans shall establish at least four different land uses consistent with the development patterns established by Land Use Objective 4.7 and specify the location zoning districts to achieve these land uses. New Zoning districts shall be established within all or a portion of the CPA PD following the adoption of a Critical Area Master Plan. The Critical Area Plan shall establish the allowable uses. The zoning districts replacing the CPA PD zoning district shall be consistent with the allowable uses established in the CPA Master Plan. The location of zoning districts shall be consistent with these CPA provisions in the Zoning Code and Comprehensive Plan.</p> <p>Except as noted below, no subdivisions or development are allowed prior to the adoption of zoning districts to implement an adopted Critical Area Plan, which should be noted in a Comprehensive Plan amendment Planned Development Master Plan.</p> <p>A portion of the district not exceeding either 20% of the district area or 200 acres, whichever is less, may be developed through the PUD process prior to the submittal of a Planned Development Master Plan. This advance portion must include at least two different land uses (excluding public and recreation) unless the applicant can justify the parcel size would not support two uses. In this case, the applicant is still required to develop a mixed use project for the advance portion, but such project may include public or recreation uses. Easements, right of way</p>	<p><b>Subdivision Requirements</b></p> <p>Subdivision of a portion of a CPA PD district for sale or donation to a public or quasi-public entity for the purpose of conservation, preservation, or passive resource based recreation use shall not be contingent upon the adoption of a Critical Area Master Plan and the implementing zoning districts, but shall require local government approval of a management plan in lieu of a site plan for that portion of the CPA PD. Subdivision and development of a portion of the district for sale or donation for schools and/or infrastructure to serve primarily off-site needs shall not, likewise, be contingent upon the adoption of a Master Plan and implementing zoning district, but the subdivision shall be required to follow Type D review process. If the remaining portion of the CPA PD in private ownership is less than 10,200 acres following the public or quasi-public acquisition, the CPA requirements shall be waived, and replaced with the requirements for Target Planning Areas provisions of this zoning district shall apply to the remaining acreage.</p> <p>Boundary adjustments shall not be allowable between the CPA district and other zoning districts without approval of a CAP.</p>	<p><b>3. Accessory Uses</b></p> <p>As specified in the Critical Area Planned Development Master Plan and the implementing PUD or DRI zoning districts.</p>
<p>It is intended that Critical Area Plans be adopted within the Comprehensive Plan for each CPA consistent with the CPA requirements in the Comprehensive Plan and consistent with the provisions of this district. Zoning districts that are consistent with the CPA may then be adopted to replace the CPA district or portions thereof on the Zoning Map. This zoning district contains lands located in the Planned Development future land use category. Lands in this category are required prior to subdivision or development to allocate future land uses and intensities through the Comprehensive Plan amendment process. In addition, a Planned Development Master Plan, an area plan for development of all contiguous land holdings, is required to be approved concurrently with the Comprehensive Plan amendment. The Planned Development Master Plan is consistent with the Comprehensive Plan, but is not formally adopted as part of the Comprehensive Plan. The Planned Development Master Plan is implemented through approval of a PUD(s) or alternatively for a proposed DRI, the DRI Development Order. The PD zoning district will be replaced on the zoning map by PUD or DRI zoning. The PUD district replacing the PD zoning district shall be consistent with the allowable uses established in the Master Plan.</p> <p>Owners of properties that contain less than 10,200 acres may request that</p>			

<p>their property be included in the CPA-PD district, Such requests will be subject to all of the applicable procedural requirements set forth in the Zoning Code.</p>	<p>and other improvements located throughout may be required to be dedicated in conjunction with this advance development. Any development authorized in advance of the Planned Development Master Plan must be included in the Master Plan.</p> <p>Up to 200 acres of a CPA may be subdivided or developed prior to adoption of a CAP, using the provisions of the CPA district. The potential uses shall be those within the zoning districts that implement the development patterns for mixed use areas, and shall be further specified in the Target Area Plan.</p>		
<p><b>4. Infrastructure</b> - The CPA Master Plan shall be developed to maximize the use of infrastructure through phasing and development location that fosters compact development. The CPA shall include a capital improvements schedule that is consistent with and supports the development phases. The capital improvements schedule shall include facilities needed to support the development, including roads, sidewalks, bikeways, areas and improvements for ride-share lots and mass transit stops, passive and active recreation opportunities, water, sewer, and the anticipated date in which the developer will provide the facilities. Locations of future schools needed to support the future resident population of the CPA Planned Development district shall also be designated.</p>			
<p><b>5. General design standards</b> - The CAP Master Plan shall establish general design standards which will encourage and guide mixed use, integrated development that is pedestrian-friendly. The general design standards shall include, but are not limited to, standards for building, scale, setbacks, height, street design and access, pedestrian facilities and amenities, parking standards and design, natural areas, landscaping, stormwater accommodation, and property signage</p>			

**GENERAL NOTES:**

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12, 3.14, and 3.17, of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrence Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

Section 10-6-657 Target Planning Area

1. District Intent	PERMITTED USES		3. Accessory Uses
	2. Target Area Plan	Planning Requirements	
<p>The purpose of the Target Planning Area (TPA) District is to establish planning guidelines for large undeveloped areas up to 1,000 acres in size inside of the Urban Service Area and that are expected to begin development within twenty years. This district has specific planning requirements to coordinate the development in accordance to Land Use Objective 6.1 of the Tallahassee Leon County Comprehensive Plan. Development within this TPA shall provide a mixture of at least four integrated uses (i.e., residential, commercial, office, light industrial, community facilities, open space/recreation) that are predominantly self-supporting rather than predominantly dependent on public funding for additional infrastructure and place a greater emphasis on pedestrian mobility and transportation alternatives.</p>	<p>Four different land uses shall be established by the Target Area Plan consistent with the development patterns established in Land Use Objective 1-7. The TAP and PLUD zoning district which implement the plan, and development agreement if applicable, shall, at a minimum, establish the following:</p> <ul style="list-style-type: none"> <li>a) Boundary of area subject to Target Area Plan;</li> <li>b) General depiction of land use configurations;</li> <li>c) Activities permitted in each land use;</li> <li>d) Specific requirements that will adequately protect the natural resources of the area;</li> <li>e) Access requirements that consider the impacts to the surrounding area including canopy roads, requires interconnections, and is consistent with existing and future transportation corridors;</li> <li>f) Facilities and development requirements to provide for alternative modes of transportation including sidewalks, bikeways, pedestrian amenities, transit stop amenities, and pedestrian friendly urban design;</li> <li>g) Phasing plan to coordinate development with public facility expansions as well as the needed private facility projects to serve the site;</li> <li>h) How the development will reduce transportation demand by allowing for internal capture through a mixture of integrated uses that includes at least three of the following: residential, commercial, office, and industrial;</li> </ul>	<ul style="list-style-type: none"> <li>j) How the development will provide for low and moderate income housing;</li> <li>k) How the development will provide for the active and passive recreational needs of the community; and</li> <li>l) How the unique characteristics of the area, including cultural and historic resources and greenways, will be addressed.</li> </ul> <p>Except as noted below, no subdivisions or development are allowed prior to the adoption of a PLUD zoning district to implement an adopted Target Area Plan.</p> <p>Up to 100 acres of a TPA may be subdivided or developed with Educational Facilities Uses prior to the submittal of a Target Area Plan. The Educational Uses shall be designed for integrated auto, pedestrian and bicycle access, shared access, and adequate buffering for the remainder of the TPA.</p> <p>Boundary adjustments shall not be allowable between the TPA zoning district and other zoning districts without approval of a TAP.</p>	<p>As specified in the Target Area Plan and the PLUD zoning district.</p>
<p>It is intended that Target Area Plans be approved as a Planned Unit Development (PUD). All implementing PUD's must be consistent with the TPA requirements in the Comprehensive Plan, and consistent with the provisions of this district.</p> <p>The Target Planning Area zoning designation is required by the Comprehensive Plan for undeveloped properties between 200 acres to 1,000 acres in size. Based upon determination of a need to protect the public interest, the Commission may designate any property of land a Target Planning Area in the Official Zoning Map except for properties zoned Critical Planning Area. In addition, owners of properties that contain less than 200 acres may request that their property be included in the TPA district. Such requests will be subject to all of the applicable procedural requirements set forth in the Zoning Code.</p>			
<p><b>4. Infrastructure</b> The TPA shall be developed to maximize the use of infrastructure through phasing and development location that fosters compact development. The TPA shall include a capital improvements schedule that is consistent with, and supports the development phases. The capital improvements schedule shall include facilities needed to support the development, including roads, sidewalks, bikeways, areas and improvements for tideshare lots and mass transit stops, passive and active recreation opportunities, water, sewer, and the anticipated date in which the developer will provide the facilities. Locations of future schools needed to support the future resident population of the TPA shall also be designated.</p>			
<p><b>5. General design standards</b> The TPA shall establish design standards which will be incorporated in the PLUD that encourage mixed, integrated development that is pedestrian friendly. The design standards shall include, but not be limited to, standards for building facades, scale, setbacks, height, street access, pedestrian facilities and amenities, natural areas, landscaped areas or plazas, stormwater accommodation, parking location, and signage.</p>			

**GENERAL NOTES:**

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6, and 3.1.7 of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrently Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

Section 10-6.673 BC-1 Bradfordville Commerical-Auto Oriented District

1. District Intent	PERMITTED USES		3. Accessory Uses
	2. Principal Uses		
<p>The BC-1 district is intended to be located in areas designated Bradfordville Mixed Use A-in the Future Land Use Map of the Comprehensive Plan and shall apply to lands within the Bradfordville Overlay District. The intent of the BC-1 district is to implement the Bradfordville Study Area Goals, Objectives and Policies of the Comprehensive Plan preserving the residential character of the Bradfordville Study Area through a mixture of uses at a compatible scale with the adjacent residential communities. More specifically, the BC-1 district is intended to provide a location for services, with primary emphasis on vehicular oriented nonresidential developments. However, the BC-1 district shall provide a continuous and efficient pedestrian circulation pattern.</p> <p>The access management standards set forth in for the BC-1 district are intended to minimize and control ingress and egress to collector and arterial roadways and to promote safe and efficient traffic circulation of the general traveling public.</p> <p>Increases in land zoned BC-1 shall demonstrate the need for additional services for the Bradfordville Study Area. Reuse of existing single use sites for multiple use developments, adding new uses to single use sites and/or multiple use developments that share parking facilities are encouraged in the BC-1 district. Expansions of the BC-1 district are prohibited in viable residential areas.</p>	<ul style="list-style-type: none"> <li>(1) Antique shops.</li> <li>(2) Automotive-retail, parts, accessories, tires, etc.</li> <li>(3) Automotive service and repair, including car wash.</li> <li>(4) Bait and tackle shops.</li> <li>(5) Banks and other financial institutions (with and without drive through facilities).</li> <li>(6) Camera and photographic stores.</li> <li>(7) Cocktail lounges and bars.</li> <li>(8) Commercial art and graphic design.</li> <li>(9) Commercial printing.</li> <li>(10) Community facilities, including libraries, religious facilities, and police/fire stations. Elementary, middle, and high schools are prohibited. Other community facilities may be allowed in accordance with section 10-6-806 of these regulations.</li> <li>(11) Day care centers.</li> <li>(12) Gift, novelty, and souvenir stores.</li> <li>(13) Indoor amusements (bowling, billiards, skating, etc.).</li> <li>(14) Indoor theaters (including amphitheaters).</li> <li>(15) Laundromats, laundry and dry-cleaning pick up stations.</li> <li>(16) Mailing services.</li> <li>(17) Medical and dental offices, services, laboratories, and clinics; Mortuaries.</li> <li>(18) Motor vehicle fuel sales.</li> <li>(19) Museum and art galleries.</li> <li>(20) Non-medical offices and services, including business and government offices and services.</li> <li>(21) Nursing homes and residential care facilities.</li> <li>(22) Off-street parking facilities.</li> <li>(23) Outdoor amusements (golf courses, batting cages, driving ranges, etc.)</li> <li>(24) Passive recreational facilities.</li> <li>(25) Pawnshops.</li> </ul>	<ul style="list-style-type: none"> <li>(26) Personal services (barber shops, fitness clubs, etc.).</li> <li>(27) Pest control services.</li> <li>(28) Rental and sales of <u>dvds</u>, video tapes and games.</li> <li>(29) Rental of tools, small equipment, or party supplies.</li> <li>(30) Repair services, non-automotive.</li> <li>(31) Restaurants, with or without drive-in facilities.</li> <li>(32) Retail bakeries.</li> <li>(33) Retail caskets and tombstones.</li> <li>(34) Retail computer, video, record, and other electronics.</li> <li>(35) Retail department, apparel, and accessory stores.</li> <li>(36) Retail drug store.</li> <li>(37) Retail florist.</li> <li>(38) Retail food and grocery.</li> <li>(39) Retail furniture, home appliances and accessories.</li> <li>(40) Retail home/garden supply, hardware and nurseries.</li> <li>(41) Retail jewelry stores.</li> <li>(42) Retail needlework and instruction.</li> <li>(43) Retail newsstand, books, greeting cards.</li> <li>(44) Retail office supplies.</li> <li>(45) Retail optical and medical supplies.</li> <li>(46) Retail pet stores.</li> <li>(47) Retail picture framing.</li> <li>(48) Retail sporting goods, toy stores.</li> <li>(49) Retail trophy stores.</li> <li>(50) Self-moving operation.</li> <li>(51) Shoes, luggage, and leather products.</li> <li>(52) Sign shops.</li> <li>(53) Social, fraternal and recreational clubs and lodges, including assembly halls.</li> <li>(54) Studios for photography, music, art, drama, voice.</li> <li>(55) Tailoring.</li> <li>(56) Tobacco stores and stands.</li> <li>(57) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.</li> <li>(58) Residential, office and mixed-use development in the Bradfordville Commercial Area Overlay District that complies with the provisions of section 10-6.677.</li> </ul>	<p>(1.) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee.</p> <p>(2.) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</p>

**DEVELOPMENT STANDARDS**

Use Category	4. Lot Coverage	5. Minimum Lot or Site Size			6. Minimum Building Setbacks				7. Maximum Building Restrictions	
	Maximum Percent of Impervious Area	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size, gross leasable building area (excluding building floor area used for parking)	b. Building Height (excluding stories used for parking)
Any Permitted Principal and Special Exception Use	40% of total site area	None	None	None	20 feet	15 feet	25 feet	10 feet	8,500 sq ft of commercial floor area per acre and not more than 12,750 square feet of total floor area per acre. Each parcel shall not exceed 80,000 square feet of total building area.	2 stories

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

- (a.) Arterial and Collector Roads: Direct driveway access to arterial and collector roads is prohibited except for: 1) Existing driveway access as of July 28, 1998; 2) A single driveway access for properties in existence before July 28, 1998 which have sole access to the arterial road and does not have other street access; and 3) Temporary driveway access may be permitted for properties which establish permanent access to another public street and grant the local government with jurisdiction the right to close the temporary access without compensation upon opening of access to an alternative roadway.
- (b.) All Properties: All properties shall provide cross access easements benefiting adjoining properties to permit the development of an internal vehicular and pedestrian circulation system. All nonresidential properties shall provide driveway interconnections to adjoining nonresidential properties. All new developments proposing subdivision shall have shared access for every two parcels created.
- (c.) Local Streets: Full movement access to a local street shall not be permitted within 200 feet of a signalized intersection. Right-in/right-out access to a local street shall not be permitted closer than 100 feet to another access point or intersecting public street, nor within 200 feet of a signalized intersection, except properties with sole access to a local street are permitted at least one access point, which may be limited to right-in/right-out based upon a traffic safety evaluation.

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

**10. Landscape Standards:**

Development within the BC-1 shall be subject to the landscape requirements of this section in addition to those requirements of the Environmental Management Act (EMA). Where standards conflict, the stricter of the two shall apply. All landscape plans shall be prepared by a registered landscape architect as per Section 481 of the Florida Statutes.

**(a.) Arterial Road Landscaping:** All properties fronting arterial roads shall provide and maintain a thirty (30) foot wide landscape area immediately adjoining the arterial road. All vegetation within the thirty (30) foot wide landscaped area of good condition 4 (four) inches and larger shall be preserved. This landscape area shall be planted with canopy trees with at least 1 tree for each 200 square feet of landscaped area. Creative design and spacing is encouraged. The landscaped area may be crossed by driveways permitted pursuant to section 8 above, but compensatory area shall be added, equal to the area of the driveway, adjacent to the required landscaped area. Sidewalks are not permitted within the landscaped area except for interconnections to sidewalks fronting public roadways. Signs in accordance with section 13 below may be located within the landscape area, but shall not reduce the tree planting requirement. Existing healthy trees in the landscape area may be counted as prescribed in section 10-4.349(b) toward meeting the tree planting requirement. Management of the existing trees within the 30 (thirty) feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25% of the green mass of the tree, fertilization, pest control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.

**(b.) Collector and Local Road Landscaping:** All properties fronting collector and local roads shall provide and maintain a twenty (20) foot wide landscape area immediately adjoining the collector or local road. All vegetation within the twenty (20) foot wide landscaped area of good condition 4 (four) inches and larger shall be preserved (This provision shall not apply where a primary entrance is oriented toward the street and there is no vehicular use area between the building and roadway). This landscape area shall be planted with canopy trees with at least 1 tree for each 200 square feet of landscaped area. Creative design and spacing is encouraged. The landscaped area may be crossed by driveways permitted pursuant to section 8 above, but compensatory area shall be added equal to the area of the driveway within the required landscaped area. Sidewalks are not permitted within the landscaped area except for interconnections to sidewalks fronting public roadways. Signs in accordance with section 14 may be located within the landscape area, but shall not reduce the tree planting requirement. Existing healthy trees in the landscape area may be counted as prescribed in section 10-4.349(b) toward meeting the tree planting requirement. Management of the existing trees within the twenty (20) feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25% of the green mass of the tree, fertilization, pest control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.

**(c.) Street Trees--**All existing and proposed roadways/access ways shall be planted with canopy trees at a standard of 1 canopy tree per 200 SF of landscaped area. Credit shall be given for existing vegetation within the required landscaped areas as identified in a. and b. above. Creative design and spacing is encouraged.

**DEVELOPMENT STANDARDS (continued from page 2 of 3)**

**Landscape Standards (continued)**

(d.) **Parking Areas**--All vehicular use areas shall be buffered from view from public streets and/or access ways through the use of vegetation and/or topography or other manmade structures so long as such structures are architecturally compatible with the principle structure. All manmade visual buffers greater than 20 feet in unbroken length shall be designed to provide interesting visual effects and reduce apparent mass through the use of vegetation and plane projections, material changes, changes in scale or other architectural features. Canopy tree cover for the parking area shall be provided so as to attain a minimum of 60% plan view shading within ten (10) years of planting date. At grade parking areas shall include interior landscaped areas at a minimum ratio of 400 SF per 5,000 SF of vehicular use area located internally to the parking area. Where interior landscaped areas can not be obtained, the required landscaped area shall be placed between the proposed vehicular use area and the public right-of-way and/or access way. Existing vegetation shall be incorporated into the landscaped areas to the greatest extent possible. Planting areas shall have a minimum area of 400 SF with a minimum dimension of 10 FT and shall have a depth of 3 FT of good planting soil. Planting areas shall be mounded a minimum of 12 inches above the top of curb.

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

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

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

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

**11. Signs:**  
All signs within the BC-1 district shall be designed in accordance with the current locally adopted building code. Where conflict between standards of this district and other rules or regulations occur, the stricter of the two shall apply. A uniform sign design for the parcels included within the BC-1 district shall conform to the following minimum guidelines:

(a.) One wall mounted sign per tenant per street frontage is permitted. A wall mounted sign shall not exceed 10% of the area of the tenant wall area on which it is mounted. Wall signs for multiple tenant commercial buildings shall be uniformly designed and placed. Only one wall sign for multiple tenant office land uses shall be allowed.

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

(c.) Freestanding signs shall be setback a minimum of 10 feet from the right-of-way line.

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

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

- 1.) Arterial Roads: Maximum area: 150 square feet, Maximum Height: 25 feet
- 2.) Major Collector Roads: Maximum area: 100 square feet, Maximum Height: 20 feet
- 3.) Minor Collector and Local Roads: Maximum area: 36 square feet, Maximum Height: 8 feet

**12. Parking Standards:**  
(a.) Properties fronting an arterial road shall be allowed to construct 50 percent of all parking required by the Land Development Code in front of the proposed building/structure and/or adjacent to a public roadway. Additional parking, above code requirements shall be located to a side or rear of the proposed building/structure that is not fronting a public or private roadway or access way.

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

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

(b.) Lighting for off-street walkways shall be spaced no more than thirty (30) feet apart, and shall not exceed ten (10) feet in height.

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

(d.) Lighting levels at the property line (six feet above ground) adjacent to residential areas shall not exceed .5 foot-candles.

**14. Non-Compliance:**  
Existing noncompliance of the standards set forth in this section shall be subject to the provisions of Division 3 of the Land Development Code.

**15. Variance Procedures:**

Conformance to these design criteria shall be verified by the County during the site and development plan review process required for individual development projects. Deviation from the following subsections of this section may be requested pursuant to Division 8 of the Leon County Land Development Code: Subsections 4, 6, 7, 8, 9, 11(a), 11(c), and 12.

**GENERAL NOTES:**

1. If central sanitary sewer is not available, non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy ~~3.1.6 and 3.1.7~~ 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

Sec. 10-6.674. BC-2 Bradfordville Commerical-Pedestrian Oriented District.

1. District Intent	PERMITTED USES	
<p>The BC-2 district is intended to be located in areas designated Bradfordville Mixed Use-A in the Future Land Use Map of the Comprehensive Plan and shall apply to lands within the Bradfordville Overlay District. The intent of the BC-2 district is to implement the Bradfordville Study Area Goals, Objectives and Policies of the Comprehensive Plan preserving the residential character of the Bradfordville Study Area through a mixture of uses at a compatible scale with the adjacent residential communities. More specifically, the BC-2 district is intended to provide a location for areas of intense pedestrian scale and oriented commercial services for the Bradfordville area. The BC-2 district is intended to encourage residential and office development above ground floor commercial development. The BC-2 district also encourages shared parking and utilization of on-street parking. Drive through facilities are prohibited in the BC-2 district. Residential intensities shall not exceed 16 dwelling units per acre.</p> <p>The access management standards set forth in for the BC-2 district are intended to minimize and control ingress and egress to collector and arterial roadways and to promote smooth and safe traffic flow of the general traveling public.</p> <p>Increases in land zoned BC-2 shall demonstrate the need for additional services for the Bradfordville Study Area. Reuse of existing single use sites for multiple use developments, adding new uses to single use sites and/or multiple use developments that share parking facilities are encouraged in the BC-2 district. Expansions of the BC-2 district are prohibited in viable residential areas.</p>	2. Principal Uses	3. Accessory Uses
<p>(1) Antique shops.                      (2) Banks and other financial institutions, without drive-through facilities.                      (3) Camera and photographic stores.                      (4) Cocktail lounges and bars.                      (5) Community facilities related to the permitted principal uses, including libraries, religious facilities, vocational and middle schools, and police/fire stations. Elementary and high schools are prohibited. Other community facilities may be allowed in accordance with section 10-6-806 of these regulations.                      (6) Gift, novelty, and souvenir stores.                      (7) Indoor amusements (bowling, billiards, skating, theaters etc.).                      (8) Laundromats, laundry and dry cleaning pick-up stations without drive-through facilities.                      (9) Mailing services.                      (10) Medical and dental offices, services, laboratories, and clinics.                      (11) Non-medical offices and services, including business and government offices and services.                      (12) Off-street parking facilities.                      (13) Passive and active recreational facilities.                      (14) Personal services (barber shops, fitness clubs etc.).                      (15) Photocopying and duplicating services.                      (16) Rental and sales of <u>dvds</u>, video tapes and games.                      (17) Repair services, non-automotive.                      (18) Residential (any type provided it is located on second floor above commercial or office development).                      (19) Restaurants without drive-in facilities.                      (20) Retail bakeries.                      (21) Retail computer, video, record, and other electronics.                      (22) Retail department, apparel, and accessory stores.</p>	<p>(23) Retail drug store.                      (24) Retail florist.                      (25) Retail food and grocery.                      (26) Retail furniture, home appliances, accessories                      (27) Retail home/garden supply, hardware, and nurseries without outside storage or display.                      (28) Retail jewelry stores.                      (29) Retail needlework shops and instruction.                      (30) Retail newsstand, books, greeting cards.                      (31) Retail package liquors.                      (32) Retail picture framing.                      (33) Retail trophy stores.                      (34) Shoes, luggage, and leather goods.                      (35) Social, fraternal and recreational clubs and lodges, including assembly halls.                      (36) Studios for photography, music, art, drama, and voice.                      (37) Tailoring.                      (38) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.                      (39) Residential, office and mixed-use development in the Bradfordville Commercial Area Overlay District that complies with the provisions of section 10-6.677.</p>	<p>(1.) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee.                      (2.) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</p>

DEVELOPMENT STANDARDS											
4. Lot Coverage				5. Minimum Lot or Site Size			6. Minimum Building Setbacks			7. Maximum Building Restrictions	
Use Category	Maximum Percent of Impervious Area	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size, gross leasable building area (excluding building floor area used for parking)	b. Building Height (excluding stories used for parking)	
Any Permitted Principal and Special Exception Use	40% of total site area	None	None	None	None (5 feet maximum)	None	None	30 feet	8,500 sq ft of commercial floor area per acre and not more than 17,000 square feet of total floor area per acre. Each parcel shall not exceed 80,000 square feet of total building area.	2 stories	
<p><b>8. Access Management Criteria (In case of a conflict with the provisions of other ordinances or regulations, the most strict provisions shall apply):</b></p> <p>(a.) Arterial and Collector Roads: Direct driveway access to arterial and collector roads is prohibited except for: 1) Existing driveway access as of July 28, 1998; 2) A single driveway access for properties in existence before July 28, 1998 which have sole access to the arterial road and does not have other street access; and 3) Temporary driveway access may be permitted for properties which establish permanent access to another public street and grant the local government with jurisdiction the right to close the temporary access without compensation upon opening of access to an alternative roadway.</p> <p>(b.) All Properties: All properties shall provide cross access easements benefiting adjoining properties to permit the development of an internal vehicular and pedestrian circulation system. All nonresidential properties shall provide driveway interconnections to adjoining nonresidential properties. All new developments proposing subdivision shall have shared access for every two parcels created.</p> <p>(c.) Local Streets: Full movement access to a local street shall not be permitted closer than 200 feet of a signalized intersection. Right-in/right-out access to a local street shall not be permitted closer than 100 feet to another access point or intersecting public street, nor within 200 feet of a signalized intersection, except properties with sole access to a local street are permitted at least one access point, which may be limited to right-in/right-out based upon a traffic safety evaluation.</p>											
<p><b>9. Street Vehicular Access Restrictions:</b> Properties in the BC-2 zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, R, and RP.</p>											
<p><b>10. Landscape Standards:</b></p> <p>Development within the BC-2 shall be subject to the landscape requirements of this section in addition to those requirements of the Environmental Management Act (EMA). Where standards conflict, the stricter of the two shall apply. All landscape plans shall be prepared by a registered landscape architect as per Section 481 of the Florida Statutes.</p> <p>(a.) <i>Arterial Road Landscaping:</i> All properties fronting arterial roads shall provide and maintain a thirty (30) foot wide landscape area immediately adjoining the arterial road. All vegetation within the thirty (30) foot wide landscaped area of good condition 4 (four) inches and larger shall be preserved. This landscape area shall be planted with canopy trees with at least 1 tree for each 200 square feet of landscaped area. Creative design and spacing is encouraged. The landscaped area may be crossed by driveways permitted pursuant to section 8 above, but compensatory area shall be added, equal to the area of the driveway, adjacent to the required landscaped area. Sidewalks are not permitted within the landscaped area except for interconnections to sidewalks fronting public roadways. Signs in accordance with section 13 below may be located within the landscape area, but shall not reduce the tree planting requirement. Existing healthy trees in the landscape area may be counted as prescribed in section 10-4.349(b) toward meeting the tree planting requirement. Management of the existing trees within the 30 (thirty) feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25% of the green mass of the tree, fertilization, pest control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.</p> <p>(b.) <i>Collector Road Landscaping:</i> All properties fronting collector and local roads shall provide and maintain a twenty (20) foot wide landscape area immediately adjoining the collector road. All vegetation within the twenty (20) foot wide landscaped area of good condition 4 (four) inches and larger shall be preserved (This provision shall not apply where a primary entrance is oriented toward the street and there is no vehicular use area between the building and roadway). This landscaped area shall be planted with canopy trees with at least 1 tree for each 200 square feet of landscaped area. Creative design and spacing is encouraged. The landscape area may be crossed (for redevelopment projects only) by driveways permitted pursuant to section 8 above, but compensatory area shall be added equal to the area of the driveway within the required landscape area. Sidewalks are not permitted within the landscaped area except for interconnections to sidewalks fronting public roadways. Signs in accordance with section 14 may be located within the landscape area, but shall not reduce the tree planting requirement. Existing healthy trees in the landscape area may be counted as prescribed in section 10-4.349(b) toward meeting the use planting requirement. Management of the existing trees within the twenty (20) feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25% of the green mass of the tree, fertilization, pest control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.</p>											
<b>DEVELOPMENT STANDARDS (continued from page 2 of 4)</b>											
<b>Landscape Standards (continued)</b>											

(c.) <i>Local Road and Access Ways Landscaping:</i> All properties fronting a local road and every access way shall provide 1 canopy tree for every 15 linear feet of local road frontage and/or access way.
(d.) <i>Street Trees--</i> All canopy tree planting areas shall contain a minimum of 200 SF of landscaped area. Creative design and spacing is encouraged.
(e.) <i>Parking areas--</i> All vehicular use areas shall be buffered from view from public streets and/or access ways through the use of vegetation and/or topography or other manmade structures so long as such structures are architecturally compatible with the principle structure. All manmade visual buffers greater than 20 feet in unbroken length shall be designed to provide interesting visual effects and reduce apparent mass though the use of vegetation and plane projections, material changes, changes in scale or other architectural features. Canopy tree cover for the parking area shall be provided so as to attain a minimum of 60% plan view shading within ten (10) years of planting date. At grade parking grade shall include interior landscaped areas at a minimum ratio of 400 SF per 5,000 SF of vehicular use area located internally to the parking area. Where interior landscaped areas can not be obtained, the required landscaped area shall be placed between the proposed vehicular use area and the public right-of-way and/or access way. Existing vegetation shall be incorporated into the landscaped areas to the greatest extent possible. Planting areas shall have a minimum area of 400 SF, with a minimum dimension of 10 FT and shall have a depth of 3 FT of good planting soil. Planting areas shall be mounded a minimum of 12 inches above the top of curb.
(f.) Trees planted within a sidewalk area shall incorporate tree grates or other surfacing so as to not impede the flow of pedestrian traffic.
(g.) Buffer standards for uncomplimentary land uses shall meet the requirements of section 10-7.522 of the Land Development Code.
(h.) Developments within this district shall preserve a minimum of 25 percent of the total site as natural area. The required natural area may be located off-site if the required area is designated as public open space and is accepted by the Public Works Department. On-site natural area shall encompass significant, naturally occurring vegetation areas or other significant environmental features.
(i.) Stormwater management facilities shall be landscaped in accordance with the Environmental Management Act, however, development is encouraged to provide innovative designs making such facilities an amenity to the site. All stormwater management facilities are encouraged to be constructed with 4:1 side slopes. Chain link and vinyl clad fencing enclosures are prohibited where stormwater management facilities are visible from public roadways/access ways. Where fencing and/or retaining walls are proposed and visible from a public roadway/access way, such fencing shall be architecturally compatible with the principle structure.
<b>11. Signs:</b> All signs within the BC-2 district shall be designed in accordance with the current locally adopted building code. Where conflict between standards of this district and other rules or regulations occur, the stricter of the two shall apply. A uniform sign design for the parcels included within the BC-1 district shall conform to the following minimum guidelines:
(a.) One wall mounted sign per tenant per street frontage is permitted. A wall mounted sign shall not exceed 10% of the area of the tenant wall area on which it is mounted. Wall signs for multiple tenant commercial buildings shall be uniformly designed and placed.
(b.) No roof signs, billboard signs, pole signs, flashing signs or signs in motion are permitted.
(c.) Freestanding signs shall be setback a minimum of 10 feet from the right-of-way line.
(d.) Temporary signs (not to exceed 30 (thirty) days of display in a calendar year) are permitted at the discretion of the developer, except signs advertising property for sale or lease are not subject to this restriction.
(e.) Free standing signs shall be constructed with a base full width to the sign face that is constructed with materials that are consistent with the principle building. One free standing sign per driveway access per street frontage is permitted and shall be internally illuminated with an opaque field to control glare. Freestanding signs are sized proportional to the type of roadway to which they are adjacent. Allowable size restrictions are as follows:
1.) Arterial Roads: Maximum area: 150 square feet, Maximum Height: 25 feet
2.) Major Collector Roads: Maximum area: 100 square feet, Maximum Height: 20 feet
3.) Minor Collector and Local Roads Maximum area: 36 square feet, Maximum Height: 8 feet
<b>12. Parking Standards:</b>
(a.) Off-street parking is prohibited between buildings fronting a local street and/or access way.
<b>13. Lighting Standards:</b>
(a.) All exterior lighting shall have recessed bulbs and filters which conceal the source of illumination. No wall or roof mounted flood or spot lights used as general grounds lighting are permitted. Security lighting is permitted.
(b.) Lighting for off-street walkways shall be spaced no more than thirty (30) feet apart, and shall not exceed ten (10) feet in height.
(c.) Parking lighting shall be spaced a maximum of fifty (50) feet apart and shall not exceed twenty (20) feet in height.
(d.) Lighting levels at the property line (six feet above ground) adjacent to residential areas shall not exceed .5 foot-candles.

**DEVELOPMENT STANDARDS (continued from page 3 of 4)**

**14. Non-Compliance:**

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

**15. Variance Procedures:**

Conformance to these design criteria shall be verified by the County during the site and development plan review process required for individual development projects. Deviation from the following subsections of this section may be requested pursuant to Division 8 of the Leon County Land Development Code: Subsections 4, 6, 7, 8, 9, 11(a), and 12.

**GENERAL NOTES:**

1. If central sanitary sewer is not available, non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area of a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy ~~3.1.6 and 3.1.7~~ 2.1.12. of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

Sec. 10-6.575. BCS Bradfordville Commercial Services.

		PERMITTED USES			
1. District Intent		2. Principal Uses		3. Accessory Uses	
<p>The BCS district is intended to be located in areas designated Bradfordville Mixed Use-A in the Future Land Use Map of the Comprehensive Plan and shall apply to lands within the Bradfordville Overlay District. The intent of the BCS district is to implement the Bradfordville Study Area Goals. Objectives and Policies of the Comprehensive Plan preserving the residential character of the Bradfordville Study Area through a mixture of uses at a compatible scale with the adjacent residential communities. More specifically, the BCS district is intended to provide a location for non-retail services for the Bradfordville area. The non-retail uses include, but are not limited to auto oriented services and warehouse activities.</p> <p>The access management standards set forth in for the BCS district are intended to minimum and control ingress and regress to collector and arterial roadways and to promote smooth and safe traffic flow of the general traveling public.</p> <p>Increases in land zoned BCS shall demonstrate the need for additional services for the Bradfordville Study Area. Reuse of existing single use sites for multiple use developments, adding new uses to single use sites and/or multiple use developments that share parking facilities are encouraged in the BCS district. Expansions of the BCS district are prohibited in viable residential areas.</p>		<p>(1.) Armored truck services. (2.) Automotive service and repair, including car wash. (3.) Broadcasting studios. (4.) Building contractors and related services. (5.) Cemeteries. (6.) Commercial kennels (enclosed) (7.) Communications and utilities. (8.) Community services may be allowed in accordance with section 10-6.806 of these regulations. (9.) Crematoriums. (10.) Daycare facilities. (11.) Dry cleaning plants. (12.) Golf courses. (13.) Gun firing ranges (indoor). (14.) Laboratories, research and development activities. (15.) Lawn and tree removal services. (16.) Mortuaries. (17.) Non-medical offices and services, including business and government offices and services.</p>		<p>(18.) Passive and active recreational activities. (19.) Pest control services. (20.) Rental of tools, small equipment, or party supplies. (21.) Repair services, non-automotive. (22.) Retail and wholesale nurseries. (23.) Self moving operation. (24.) Sign Shops. (25.) Social, fraternal, and recreational clubs and lodges, including assembly halls. (26.) Towing, wrecking, and recovery services. (27.) Veterinary services. (28.) Warehouses, mini-warehouses, or self-storage facilities. (29.) Welding and machine shops. (30.) Wholesale building supplies. (31.) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district. (32.) Residential, office and mixed-use development in the Bradfordville Commercial Area Overlay District that complies with the provisions of section 10-6.677.</p>	<p>(1.) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2.) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</p>

DEVELOPMENT STANDARDS										
Use Category	4. Lot Coverage Maximum Percent of Impervious Area	5. Minimum Lot or Site Size			6. Minimum Building Setbacks			7. Maximum Building Restrictions		
		a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size, gross leasable building area (excluding building floor area used for parking)	b. Building Height (excluding stories used for parking)
Any Permitted Principal and Special Exception Use	40% of total site area	None	None	None	20 feet	15 feet	25 feet	10 feet	Gross floor area shall not exceed 8,500 square feet per acre, except for buildings or portions thereof which are used for storage which may not exceed 17,000 square feet per acre. No building shall exceed 10,000 square feet.	2 stories

DEVELOPMENT STANDARDS (continued on page 2 of 3)

**DEVELOPMENT STANDARDS (continued from page 1 of 3)**

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

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

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

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

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

**10. Landscape Standards:**

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

(a) *Arterial Road Landscaping:* All properties fronting arterial roads shall provide and maintain a thirty (30) foot wide landscape area immediately adjoining the arterial road. All vegetation within the thirty (30) foot wide landscaped area of good condition 4 (four) inches and larger shall be preserved. This landscape area shall be planted with canopy trees with at least 1 tree for each 200 square feet of landscape area. Creative design and spacing is encouraged. The landscape area may be crossed by driveways permitted pursuant to section 8 above, but compensatory area shall be added, equal to the area of the driveway, adjacent to the required landscape area. Sidewalks are not permitted within the landscaped area except for interconnections to sidewalks fronting public roadways. Signs in accordance with section 13 below may be located within the landscape area, but shall not reduce the tree planting requirement. Existing healthy trees in the Landscape area may be counted as prescribed in section 10-4.349(b) toward meeting the tree planting requirement. Management of the existing trees within the 30 (thirty) feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25% of the green mass of the tree, fertilization, past control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.

(b) *Collector and Local Road Landscaping:* All properties fronting collector and local roads shall provide and maintain a twenty (20) foot wide landscape area immediately adjoining the collector or local road. All vegetation within the twenty (20) foot wide landscaped area of good condition 4 (four) inches and larger shall be preserved (This provision shall not apply where a primary entrance is oriented toward the street and there is no vehicular use area between the building and roadway). This landscape area shall be planted with canopy trees with at least 1 tree for each 200 square feet of landscape area. Creative design and spacing is encouraged. The landscape area may be crossed by driveways permitted pursuant to section 8 above, but compensatory area shall be added equal to the area of the driveway within the required landscape area. Sidewalks are not permitted within the landscaped area except for interconnections to sidewalks fronting public roadways. Signs in accordance with section 14 may be located within the landscape area, but shall not reduce the tree planting requirement. Existing healthy trees in the landscape area may be counted as prescribed in Section 10-4.349(b) toward meeting the tree planting requirement. Management of the existing trees within the twenty (20) feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25% of the green mass of the tree, fertilization, post control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.

(c) *Street Trees:* All existing and proposed roadways/access ways shall be planted with canopy trees at a standard of 1 canopy tree per 200 SF of landscape area. Credit shall be given for existing vegetation within the required landscaped areas as identified in a and b. above. Creative design and spacing is encouraged.

(d) *Parking areas:* All vehicular use areas shall be buffered from view from public streets and for access ways through the use of vegetation and/or topography or other manmade structures so long as such structures are architecturally compatible with the principle structure. All manmade visual buffers greater than 20 feet in unbroken length shall be designed to provide interesting visual effects and reduce apparent mass through the use of vegetation and plane projections, material changes, in scale or other architectural features. Canopy tree cover for the parking area shall be provided so as to attain a minimum of 60% plan view shading within ten (10) years of planting date. At grade parking material changes, changes in scale or other architectural features. Canopy tree cover for the parking area shall be provided so as to attain a minimum of 60% plan view shading within ten (10) years of planting date. At grade parking grade shall include interior landscaped areas at a minimum ratio of 400 SF per 5,000 SF of vehicular use area located internally to the parking area. Where interior landscaped areas can not be obtained, the required landscaped area shall be placed between the proposed vehicular use area and the public right-of-way and/or access way. Existing vegetation shall be incorporated into the landscaped areas to the greatest extent possible. Planting areas shall have a minimum area of 400 SF, with a minimum dimension of 10 FT and shall have a depth of 3 FT of good planting soil. Planting areas shall be mounded a minimum of 12 inches above the top of curb.

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

**DEVELOPMENT STANDARDS (continued on page 3 of 13)**

**DEVELOPMENT STANDARDS (continued from page 2 of 13)**

**Landscape Standards (continued)**

- (f.) Buffer standards for uncomplimentary land uses shall meet the requirements of section 10-7.522 of the Land Development Code.
- (g.) Developments within this district shall preserve a minimum of 25 percent of the total site as natural area. The required natural area may be located off-site if the required area is designated as public open space and is accepted by the Public Works Department. On-site natural area shall encompass significant, naturally occurring vegetation areas or other significant environmental features.
- (h.) Stormwater management facilities shall be landscaped in accordance with the Environmental Management Act, however, development is encouraged to provide innovative designs making such facilities an amenity to the site. All stormwater management facilities are encouraged to be constructed with 4:1 side slopes. Chain link and vinyl clad fencing enclosures are prohibited where stormwater management facilities are visible from public roadways/access ways. Where fencing and/or retaining walls are proposed and visible from a public roadway/access way, such fencing shall be architecturally compatible with the principle structure.

**11. Signs:**

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

- (a.) One wall mounted sign per tenant per street frontage is permitted. A wall mounted sign shall not exceed 10% of the area of the tenant wall area on which it is mounted. Wall signs for multiple tenant commercial buildings shall be uniformly designed and placed.
- (b.) No roof signs, billboard signs, pole signs, flashing signs or signs in motion are permitted.
- (c.) Freestanding signs shall be setback a minimum of 10 feet from the right-of-way line.
- (d.) Temporary signs (not to exceed 30 (thirty) days of display in a calendar year) are permitted at the discretion of the developer, except signs advertising property for sale or lease are not subject to this restriction.
- (e.) Free standing signs shall be constructed with a base full width to the sign face that is constructed with materials that are consistent with the principle building. One free standing sign per driveway access per street frontage is permitted and shall be internally illuminated with an opaque field to control glare. Freestanding signs are sized proportional to the type of roadway to which they are adjacent. Allowable size restrictions are as follows:
  - 1.) Arterial Roads: Maximum area: 150 square feet, Maximum Height: 25 feet
  - 2.) Major Collector Roads: Maximum area: 100 square feet, Maximum Height: 20 feet
  - 3.) Minor Collector and Local Roads: Maximum area: 36 square feet, Maximum Height: 8 feet

**12. Parking Standards:**

- (a.) Properties fronting an arterial road shall be allowed to construct 50 percent of all parking required by the Land Development Code in front of the proposed building/structure and/or adjacent to a public roadway. Additional parking, above code requirements shall be located to a side or rear of the proposed building/structure that is not fronting a public or private roadway or access way.
- (b.) Properties fronting a collector or local road shall be allowed to construct a single parking aisle between the proposed building and the collector and/or local road.

**13. Lighting Standards:**

- (a.) All exterior lighting shall have recessed bulbs and filters which conceal the source of illumination. No wall or roof mounted flood or spot lights used as general grounds lighting are permitted. Security lighting is permitted.
- (b.) Lighting for off-street walkways shall be spaced no more than thirty (30) feet apart, and shall not exceed ten (10) feet in height.
- (c.) Parking lighting shall be spaced a maximum of fifty (50) feet apart and shall not exceed twenty (20) feet in height.
- (d.) Lighting levels at the property line (six feet above ground) adjacent to residential areas shall not exceed .5 foot-candles.

**14. Non-Compliance:**

- (a.) Existing noncompliance of the standards set forth in this section shall be subject to the provisions of Division 3 of the Land Development Code.

**15. Variance Procedures:**

Conformance to these design criteria shall be verified by the County during the site and development plan review process required for individual development projects. Deviation from the following subsections of this section may be requested pursuant to Division 8 of the Leon County Land Development Code: Subsections 4, 6, 7, 8, 9, 11(a), 11(c), and 12.

**GENERAL NOTES:**

1. If central sanitary sewer is not available, non-residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area of a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3-1-6 and 3-1-7, 2.1.12. of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

Sec. 10-6-676. BOR Bradfordville Office Residential district.

1. District Intent	PERMITTED USES		3. Accessory Uses
	2. Principal Uses	Principal Uses	
<p>The BOR district is intended to be located in areas designated Bradfordville Mixed Use-A in the Future Land Use Map of the Comprehensive Plan and shall apply to lands within the Bradfordville Overlay District. The intent of the BOR district is to implement the Bradfordville Study Area Goals. Objectives and Policies of the Comprehensive Plan preserving the residential character of the Bradfordville Study Area through a mixture of uses at a compatible scale with the adjacent residential communities. More specifically, the BOR district is intended to be located in areas where employment and residential uses are encouraged to locate in close proximity to one another. The provisions of the BOR district are intended to provide the district with a residential character to further encourage this mixing of uses at a compatible scale. A variety of housing types, compatible non-retail activities of moderate intensity and certain community facilities related to office or residential facilities (recreational, community services, and light infrastructure) may be permitted in the BOR district. The maximum gross density allowed for new residential development in the BOR district is 8 dwelling units per acre.</p> <p>The access management standards set forth in for the BOR district are intended to minimize and control ingress and egress to collector and arterial roadways and to promote safe and efficient traffic circulation of the general traveling public.</p> <p>Increases in land zoned BOR shall demonstrate the need for additional services for the Bradfordville Study Area. Reuse of existing single use sites for multiple use developments, adding new uses to single use sites and/or multiple use developments that share parking facilities are encouraged in the BOR district. Expansions of the BOR district are prohibited in viable residential areas.</p>	<p>(1) Bed and breakfast inns up to a maximum of 6 rooms.            (2) Broadcasting studios.            (3) Community facilities related to office or residential facilities, including libraries, religious facilities, police/fire stations, and elementary and middle schools. Vocational schools are prohibited. Other community facilities may be allowed in accordance with section 10-6-806 of these regulations.            (4) Day care centers.            (5) Medical and dental offices and services, laboratories, and clinics.            (6) Mini-Warehouses (See Subsection 16)            (7) Non-Medical offices and services, including business and government offices and services.</p>	<p>(8) Nursing homes and other residential care facilities.            (9) Passive and active recreational facilities.            (10) Personal services.            (11) Single-family attached dwellings.            (12) Single-family detached dwellings.            (13) Studios for photography, music, art, dance, drama, and voice.            (14) Two-family dwellings.            (15) Veterinary services, including veterinary hospitals.            (16) Residential, office and mixed-use development in the Bradfordville Commercial Area Overlay District that complies with the provisions of section 10-6-677.</p>	<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee.            (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</p>

DEVELOPMENT STANDARDS										
Use Category	4. Lot Coverage	5. Minimum Lot or Site Size			6. Minimum Building Setbacks				7. Maximum Building Restrictions	
	Maximum Percent of Impervious Area	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size, gross leasable building area (excluding building floor area used for parking)	b. Building Height (excluding stories used for parking)
Single-Family Detached Dwellings	40% of total site area	5,000 square feet	50 feet	100 feet	20 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such schools shall be less than 5 feet	20 feet	25 feet	not applicable	3 stories
Two-Family Dwellings	40% of total site area	8,500 square feet	70 feet	100 feet	20 feet	same as single-family above	20 feet	25 feet	not applicable	3 stories
Single-Family Attached Dwellings	40% of total site area	3,750 square feet end unit; 2,400 square feet interior lot	37.5 feet end unit; 25 feet interior lot	80 feet	20 feet	none	20 feet	25 feet	maximum length; 8 units	3 stories
Any Permitted Principal Non-Residential Use	40% of total site area	6,000 square feet	50 feet	100 feet	20 feet	same as single-family above	20 feet	10 feet	10,000 square feet of gross building floor area per acre (does not apply to a conversion of an existing structure)	3 stories
<b>8. Access Management Criteria (In case of a conflict with the provisions of other ordinances or regulations, the most strict provisions shall apply):</b>										
(a) <i>Arterial and Collector Roads:</i> Direct driveway access to arterial and collector roads is prohibited except for: 1) Existing driveway access as of July 28, 1998; 2) A single driveway access for properties in existence before July 28, 1998 which have sole access to the arterial road and does not have other street access; and 3) Temporary driveway access may be permitted for properties which establish permanent access to another public street and grant the local government with jurisdiction the right to close the temporary access without compensation upon opening of access to an alternative roadway.										
(b) <i>All Properties:</i> All properties shall provide cross access easements benefiting adjoining properties to permit the development of an internal vehicular and pedestrian circulation system. All nonresidential properties shall provide driveway interconnections to adjoining nonresidential properties. All new developments proposing subdivision shall have shared access for every two parcels created.										
(c) <i>Local Streets:</i> Full movement access to a local street shall not be permitted within 200 feet of a signalized intersection. Right-in/right-out access to a local street shall not be permitted closer than 100 feet to another access point or intersecting public street, nor within 200 feet of a signalized intersection, except properties with sole access to a local street are permitted at least one access point, which may be limited to right-in/right-out based upon a traffic safety evaluation.										
<b>9. Street Vehicular Access Restrictions:</b> Properties in the BOR zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, R, and RP.										
<b>10. Landscape Standards:</b> Development within the BOR shall be subject to the landscape requirements of this section in addition to those requirements of the Environmental Management Act (EMA). Where standards conflict, the stricter of the two shall apply. All landscape shall be prepared by a registered landscape architect as per Section 481 of the Florida Statutes.										

**DEVELOPMENT STANDARDS (continued from page 2 of 4)**

<p>(a.) <i>Arterial Road Landscaping:</i> All properties fronting arterial roads shall provide and maintain a thirty (30) foot wide landscaped area immediately adjoining the arterial road. All vegetation within the thirty (30) foot wide landscaped area of good condition 4 (four) inches and larger shall be preserved. This landscape area shall be planted with canopy trees with at least 1 tree for each 200 square feet of landscaped area. Creative design and spacing is encouraged. The landscape area may be crossed by driveways permitted pursuant to section 8 above, but compensatory area shall be added, equal to the area of the driveway, adjacent to the required landscape area. Sidewalks are not permitted within the landscape area except for interconnections to sidewalks fronting public roadways. Signs in accordance with section 13 below may be located within the landscape area, but shall not reduce the tree planting requirement. Existing healthy trees in the landscape area may be counted as prescribed in section 10-4.349(b) toward meeting the tree planting requirement. Management of the existing trees within the 30 (thirty) feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25% of the green mass of the tree, fertilization, pest control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.</p> <p>(b.) <i>Collector and Local Road Landscaping:</i> All properties fronting collector and local roads shall provide and maintain a twenty (20) foot wide landscaped area immediately adjoining the collector or local road. All vegetation within the twenty (20) foot wide landscaped area of good condition 4 (four) inches and larger shall be preserved (This provision shall not apply where a primary entrance is oriented toward the street and there is no vehicular use area between the building and roadway). This landscape area shall be planted with canopy trees with at least 1 tree for each 200 square feet of landscaped area. Creative design and spacing is encouraged. The landscape area may be crossed by driveways permitted pursuant to section 8 above, but compensatory area shall be added equal to the area of the driveway within the required landscape area. Sidewalks are not permitted within the landscaped area except for interconnections to sidewalks fronting public roadways. Signs in accordance with section 14 may be located within the landscape area, but shall not reduce the tree planting requirement. Existing healthy trees in the landscaped area may be counted as prescribed in section 10-4.349(b) toward meeting the tree planting requirement. Management of the existing trees within the twenty (20) feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25% of the green mass of the tree, fertilization, pest control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.</p> <p>(c.) <i>Street Trees:</i> All existing and proposed roadways/access ways shall be planted with canopy trees at a standard of 1 canopy tree per 200 SF of landscaped area. Credit shall be given for existing vegetation within the required landscaped areas as identified in a. and b. above. Creative design and spacing is encouraged.</p> <p>(d.) <i>Parking areas--</i>All vehicular use areas shall be buffered from view from public streets and/or access ways through the use of vegetation and/or topography or other manmade structures so long as such structures are architecturally compatible with the principle structure. All manmade visual buffers greater than 20 feet in unbroken length shall be designed to provide interesting visual effects and reduce apparent mass through the use of vegetation and plane projections, material changes, changes in scale or other architectural features. Canopy tree cover for the parking area shall be provided so as to attain a minimum of 60% plan view shading within ten (10) years of planting date. At grade parking areas shall include interior landscaped areas at a minimum ratio of 400 SF per 5,000 SF of vehicular use area located internally to the parking area. Where interior landscaped areas can not be obtained, the required landscaped area shall be placed between the proposed vehicular use area and the public right-of-way and/or access way. Existing vegetation shall be incorporated into the landscaped areas to the greatest extent possible. Planting areas shall have a minimum area of 400 SF with a minimum dimension of 10 FT and shall have a depth of 3 FT of good planting soil. Planting areas shall be mounded a minimum of 12 inches above the top of curb.</p> <p>(e.) <i>Trees planted within a sidewalk area shall incorporate tree grates or other surfacing so as to not impale the flow of pedestrian traffic.</i></p> <p>(f.) <i>Buffer standards for uncomplimentary land uses shall meet the requirements of section 10-7.522 of the Land Development Code.</i></p> <p>(g.) <i>Developments within this district shall preserve a minimum of 25 percent of the total site as natural area. The required natural area may be located off-site if the required area is designated as public open space and is accepted by the Public Works Department. On-site natural area shall encompass significant, naturally occurring vegetation areas or other significant environmental features.</i></p> <p>(h.) <i>Stormwater management facilities shall be landscaped in accordance with the Environmental Management Act, however, development is encouraged to provide innovative designs making such facilities an amenity to the site. All stormwater management facilities are encouraged to be constructed with 4:1 side slopes. Chain link and vinyl clad fencing enclosures are prohibited where stormwater management facilities are visible from public roadways/access ways. Where fencing and/or retaining walls are proposed and visible from a public roadway/access way, such fencing shall be architecturally compatible with the principle structure. Facilities are visible from public roadways/access ways. Where fencing and/or retaining walls are proposed and visible from a public roadway/access way, such fencing shall be architecturally compatible with the principle structure.</i></p> <p><b>11. Signs:</b> All signs within the BOR district shall be designed in accordance with the current locally adopted building code. Where conflict between standards of this district and other rules or regulations occur, the stricter of the two shall apply. A uniform sign design for the parcels included within the BOR district shall conform to the following minimum guidelines:</p> <p>(a.) One wall mounted sign per tenant per street frontage is permitted. A wall mounted sign shall not exceed 10% of the area of the tenant wall area on which it is mounted. Wall signs for multiple tenant commercial buildings shall be uniformly designed and placed. Only one wall sign for multiple tenant office land uses shall be allowed.</p> <p>(b.) No roof signs, billboard signs, pole signs, flashing signs or signs in motion are permitted.</p> <p>(c.) Freestanding signs shall be setback a minimum of 10 feet from the right-of-way line.</p>
<p><b>DEVELOPMENT STANDARDS (continued on page 4 of 4)</b></p>

**DEVELOPMENT STANDARDS (continued from page 3 of 4)**

- (d.) Temporary signs (not to exceed 30 (thirty) days of display in a calendar year) are permitted at the discretion of the developer, except signs advertising property for sale or lease are not subject to this restriction.
- (e.) Free standing signs shall be constructed with a base full width to the sign face that is constructed with materials that are consistent with the principle building. One free standing sign per driveway access per street frontage is permitted and shall be internally illuminated with an opaque field to control glare. Freestanding signs are sized proportional to the type of roadway to which they are adjacent. Allowable size restrictions are as follows:
  - 1.) Arterial Roads: Maximum area: 150 square feet, Maximum Height: 25 feet
  - 2.) Major Collector Roads: Maximum area: 100 square feet, Maximum Height: 20 feet
  - 3.) Minor Collector and Local Roads: Maximum area: 36 square feet, Maximum Height: 8 feet
- 12. Off-Street Parking Requirements:** Off-street parking facilities associated with permitted principal non-residential uses in the OR-1 zoning districts must comply with the following requirements:
  - (a.) Parking Setbacks: Side-Corner: 20 feet, Rear and Side-Interior: 10 feet
  - (b.) Driveway Setbacks: Side-Corner: 10 feet (none if driveway is shared) Rear and Side-Interior: 4 feet (none if driveway is shared)
  - (c.) Off-street parking may not be placed in a front yard between a building and the street.
  - (d.) The parking or driveway separation from the building is 4 feet
  - (e.) All off-street parking spaces behind a building shall be screened from the required front yard and side corner lot areas by evergreen landscaping at least 4 feet in height.
  - (f.) Parking spaces shall be screened from rear and interior side property lines by a combination of a 6 feet high opaque fence or wall and landscape plant material.
  - (g.) Driveways connecting to a public street shall be the narrowest possible width to ensure appropriate safety standards, as determined by the County Administrator or designee.
- 13. Lighting Standards:**
  - (a.) All exterior lighting shall have recessed bulbs and filters which conceal the source of illumination. No wall or roof mounted flood or spot lights used as general grounds lighting are permitted. Security lighting is permitted.
  - (b.) Lighting for off-street walkways shall be spaced no more than thirty (30) feet apart, and shall not exceed ten (10) feet in height.
  - (c.) Parking lighting shall be spaced a maximum of fifty (50) feet apart and shall not exceed twenty (20) feet in height.
  - (d.) Lighting levels at the property line (six feet above ground) adjacent to residential areas shall not exceed .5 foot-candles.
- 14. Non-Compliance:**

Existing noncompliance of the standards set forth in this section shall be subject to the provisions of Division 3 of the Land Development Code.
- 15. Variance Procedures:**

Conformance to these design criteria shall be verified by the County during the site and development plan review process required for individual development projects. Deviation from the following subsections of this section may be requested pursuant to Division 8 of the Leon County Land Development Code: Subsections 4, 5, 16, 7, 8, 9, 11(a), 11(c), and 12.
- 16. Design Standards Applicable to Mini-warehouse Land Uses:**
  - (a.) Mini-warehouse developments shall be developed in accordance with standards as set forth in section 10-6-675 (BCS district).
  - (b.) A continuous 100% opaque buffer obtained through the use of vegetation and/or fencing shall be required around the perimeter of all areas used for mini-warehouse storage. This standard does not apply to the portion of the development utilized for a sales office.

**GENERAL NOTES:**

1. If central sanitary sewer is not available, non-residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area of a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy: ~~3-16-44~~ 3-1-72.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

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

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

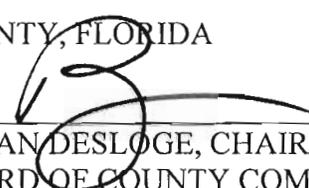
**SECTION 6.** Effective date. This ordinance shall be effective according to law.

DULY PASSED AND ADOPTED BY the Board of County Commissioners of Leon County, Florida, this 19<sup>th</sup> day of March, 2009.



LEON COUNTY, FLORIDA

BY: \_\_\_\_\_

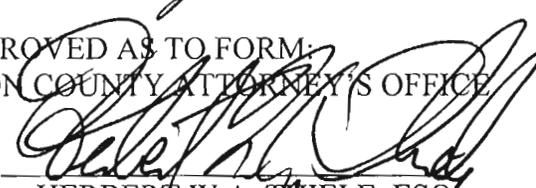
  
BRYAN DESLOGE, CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS

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

BY: \_\_\_\_\_

APPROVED AS TO FORM:  
LEON COUNTY ATTORNEY'S OFFICE

BY: \_\_\_\_\_

  
HERBERT W.A. THIELE, ESQ.  
COUNTY ATTORNEY