

CHAPTER 15. SPECIAL OVERLAY DISTRICTS

TABLE OF CONTENTS

ARTICLE 1. GENERAL 3

 Sec. 15.1.1. Purpose..... 3

ARTICLE 2. DEFINITIONS..... 4

 Sec. 15.2.1. [Reserved]..... 4

 Sec. 15.2.2. List of Definitions..... 4

ARTICLE 3. GREATER AUBURNDALE JPA OVERLAY DISTRICT 6

 Sec. 15.3.1. Purpose and Intent. 6

 Map 15.3-1..... 7

 Sec. 15.3.2. Administration and Enforcement. 9

 Sec. 15.3.2.1. Applicability and Effective Date. 9

 Sec. 15.3.2.2. Compliance with Overlay District Standards..... 9

 Sec. 15.3.2.3. Flexibility and Alternate Design Considerations. 9

 Sec. 15.3.2.4. Development Review and Approval Process..... 10

 Sec. 15.3.2.5. Non-Compliance..... 12

 Sec. 15.3.2.6. Application Fees. 12

 Sec. 15.3.2.7. Appeals..... 12

 Sec. 15.3.3. Development Guidelines..... 12

 Sec. 15.3.4. Design Standards..... 13

 Sec. 15.3.4.1. Façade Articulation..... 14

 Sec. 15.3.4.2. Architectural Treatments..... 15

 Sec. 15.3.4.3. Connection, Cross-Access and Circulation..... 15

 Sec. 15.3.4.4. Parking..... 16

 Sec. 15.3.4.5. Signage..... 20

 Sec. 15.3.4.6. Landscaping..... 28

 Sec. 15.3.4.7. Fences and Walls..... 31

 Sec. 15.3.4.8. Lighting..... 33

 Sec. 15.3.4.9. Building Ornamentation..... 35

Sec. 15.3.4.10. Streetside Principles.....	37
Sec. 15.3.4.11. Utilities.....	42
Sec. 15.3.4.12. Outdoor Storage.....	43
Sec. 15.3.4.13. Screening.....	44
Sec. 15.3.4.14. Low Impact Development.....	46
Sec. 15.3.5. Big Box Retail Development.....	50
Sec. 15.3.5.1. Dimensional Standards.....	50
Sec. 15.3.5.2. Site Coverage.....	50
Sec. 15.3.5.3. Design Standards.....	50
Sec. 15.3.6. Village Center Development.....	53
Sec. 15.3.6.1. Purpose and Intent.....	53
Sec. 15.3.6.2. Dimensional Standards.....	53
Sec. 15.3.6.3. Design Standards.....	54
Sec. 15.3.7. Activity Centers.....	55
Sec. 15.3.7.1. Regional & Tourism Commercial Activity Centers.....	56
Sec. 15.3.7.2. Commercial Activity Centers.....	58
Sec. 15.3.7.3. Business Park Center.....	60
Sec. 15.3.8. Corridors.....	65
Sec. 15.3.8.1. Purpose and Intent.....	65
Sec. 15.3.8.2. Applicability.....	66
Sec. 15.3.8.2. Corridor Landscaping Standards.....	66
ARTICLE 4. THE LAKES DISTRICT MASTER PLANNING AREA.....	69

CHAPTER 15. SPECIAL OVERLAY DISTRICTS

ARTICLE 1. GENERAL

Sec. 15.1.1. Purpose.

An Overlay District is a zoning tool that provides specific design standards for development in a designated area. An overlay district is used to either protect the pre-existing character of an area or to create a character that would not otherwise be possible through the enforcement of the existing development standards of the current base zoning district. Overlay districts exist as an additional layer of regulation atop of an underlying base zoning district, providing development standards that are typically above and beyond those established in the underlying base zoning district. The boundaries of an overlay district may or may not coincide with the boundaries of an underlying base zoning district and in some cases may cover more than one underlying base zoning district.

Sec. 15.1.2. Relationship to Underlying Base Zoning District Provisions.

Regulations applicable to the underlying zone remain in full force and effect except where superseded herein. Where there is a provision not expressed in the underlying zone, or where a provision herein is in conflict with the underlying zone, the provision of the overlay district shall supersede and regulate the development. Where a regulation is more restrictive in other Articles of this Code, the more restrictive regulation shall apply. Nothing within Chapter 15, Special Overlay Districts, shall be interpreted or construed as limiting the applicability of the provisions of Chapter 6, Special Provisions, PUDS, Clusters.

Sec. 15.1.3. Relationship to Green Swamp Area of Critical State Concern Provisions.

All density and intensity regulations specific to areas located within the Green Swamp Area of Critical State Concern supersede any such regulations in this section. All enhanced design standards provided in the Overlay sections apply to areas within the Green Swamp Area of Critical State Concern as these design standards include enhanced landscaping and low impact design.

ARTICLE 2. DEFINITIONS

Sec. 15.2.1. [Reserved].

Sec. 15.2.2. List of Definitions.

Architectural Rhythm: The repetitive use of a group of visual elements across a building façade, which establishes a recognizable and coherent pattern of movement along a surface such as window and column arrangements, openings, and the extension of roof or cornice lines.

Architectural Treatments: Enhancements applied to a building façade through painting, horizontal and vertical banding, belt courses, decorative cornices, simulated or faux texturing, or other similar material applications to provide ornamentation and visual interest.

Belt Course: A continuous row or layer of stone, tile, brick, or other similar material across a wall or building surface.

Bollard: A thick post or other designated design feature typically constructed of iron, steel, or concrete which is used to protect pedestrians and buildings from vehicles. Bollards may be used in architectural and landscaping applications, while also serving security purposes. Bollard styles and design materials differ depending on the use and security purpose they serve.

Building Envelope: The exterior dimensions of a building that comprise its visible form and mass, including its height, width, depth, and shape.

Building Mass: The combined physical impact of the shape and bulk of a building, as demonstrated by its height, width and depth.

Built Environment: Human-made spaces in which people live, work, and recreate on a day-to-day basis; an environment encompassed by places and spaces which have been created or modified by people including buildings, parks, and infrastructure and transportation systems.

Cornice: A decorative feature, found under the eaves of a roof, or projecting architectural moulding along the top of a building or a wall plane, the uppermost projecting section of an entablature.

Cross-Access Easement: Connections provided for both motor vehicles and pedestrians, which provide interconnected access between abutting lots to destinations such as businesses, eateries, offices, open spaces, trail systems, bus stops, entertainment venues, and other uses.

Façade (building façade): Any side of a building facing a public right-of-way or pedestrian-oriented space and finished accordingly.

Façade Articulation: Physical changes in the depth of the surface of a building, demonstrated through, but not limited to, the application of recessed entranceways, attached columns, recessed or projected windows bays, and other forms of architectural expression.

Florida-Friendly Landscape: A landscaping method which conserves water, protects the environment, is adaptable to local conditions and is drought tolerant. The principles of Florida-friendly design include planning and design, appropriate choice of plants, soil analysis, efficient irrigation, practical use of turf, appropriate use of mulches, and proper maintenance.

Form (Building Form): The shape and mass of a building. Building shapes can emphasize certain directional characteristics either horizontal, vertical, or square/box.

Furnishing Zone: An area between the curb of a street and the base of building which provides a functional space and in some cases a safety barrier for pedestrians through the use of street trees, decorative bollards, pedestrian lighting, benches, trash cans, and other street furnishings.

Kickplate: A decorative panel or skirting along the base of a building, used to create a visual separation between a building and a pedestrian walkway. Kickplates should be constructed of durable materials to withstand the vigor's of pedestrian activity.

Low Impact Development (LID): Design techniques used to maintain or replicate pre-development hydrologic regimes by creating a functionally equivalent hydrologic landscape. LID encompasses a variety of stormwater management techniques, including bio-swales, rain gardens, and pervious pavements. These techniques reduce the amount of effective impervious area in a watershed, lessening the watershed volumes and runoff rates.

Overlay District: A district that is superimposed over one or more zoning districts or parts of districts and that imposes specified requirements in addition to those applicable in the underlying base zoning district.

Parapet: A low, solid, protective wall or railing along the edge of a roof.

Pedestrian-oriented space: An area designed with an emphasis placed on the visual and functional needs of the pedestrian.

Pedestrian Walkway: An outdoor improvement which is designed primarily for the transport of pedestrians and/or bicyclists.

Screening: Treatments used to visually shield or separate undesirable elements of a site. Commonly used to obscure parking areas, utilities, dumpsters, and other similar elements on a site.

Walkability: A measure of how friendly an area is to walking. Factors influencing walkability include, but are not limited to the presence or absence and quality of footpaths, sidewalks, or other pedestrian walkways, traffic and road conditions, land use patterns, building accessibility, and safety considerations. Walkability within the built environment may be characterized by the 10-minute (0.25 mile) walk rule.

ARTICLE 3. GREATER AUBURNDALE JPA OVERLAY DISTRICT

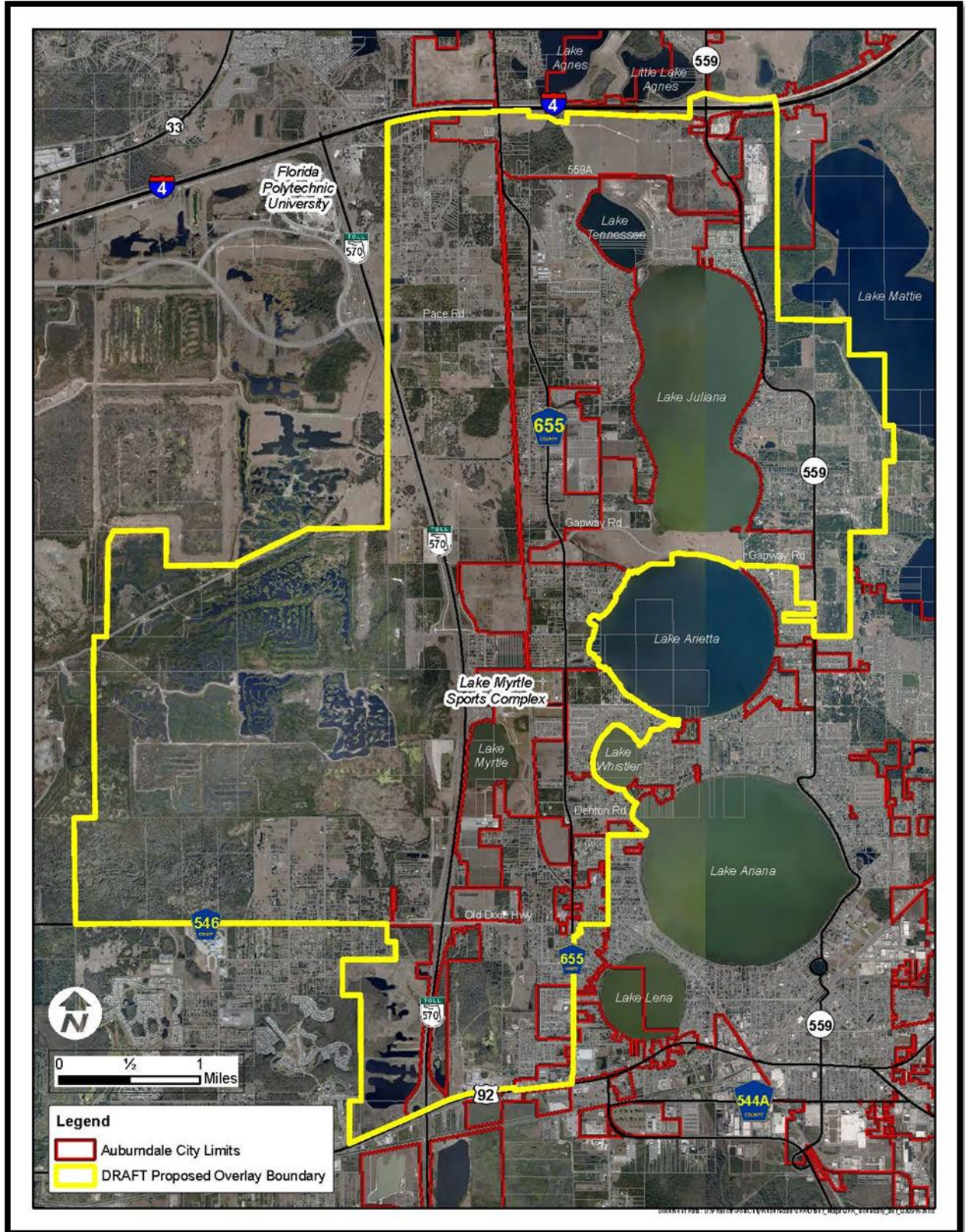
Sec. 15.3.1. Purpose and Intent.

The purpose of the Greater Auburndale JPA Overlay District is to create an economically viable and visually appealing environment. The intent is to develop a well-balanced community, with a strong sense of place that supports a mix of housing types and employment opportunities. The JPA Overlay District encompasses lands south of Interstate-4 between SR 559 and the Polk Parkway (Toll 570) south to Old Dixie Highway. The general boundary is shown on Map 15.3-1.

The Development Guidelines and Design Standards provided in this Article will provide design professionals, property owners, developers, planners, city staff and Elected Officials with a clear, common and predictable understanding of the site development and architectural design expectations of the JPA Overlay District. In addition, the City has prepared a "Design Development Concepts" document which is available for reference in Chapter 8 of the City's Administration and Procedures manual. The purpose of the document is to provide additional understanding of the City's development vision of the JPA Overlay District.

Map 15.3-1.

JPA Boundary – General Overlay Area



Sec. 15.3.2. Administration and Enforcement.

Sec. 15.3.2.1. Applicability and Effective Date.

Commencing the date of the adoption of the JPA Overlay District (May 2, 2016), the JPA Overlay District provisions shall apply to the development of all land therein whether publicly or privately held. No development shall be undertaken without prior authorization pursuant to the JPA Overlay District. Any building, structure, or parking area that lawfully exists at the time the JPA Overlay District is enacted, which would not otherwise be permitted under the JPA Overlay District, may be continued in the same manner as it existed before the effective date of the JPA Overlay District. Any future construction, additions, reconstruction, or renovation shall be subject to the requirements of the JPA Overlay District.

The JPA Overlay District standards apply to the following:

- All new construction of buildings or structures.
- All exterior building improvements requiring a building permit.
- All new or reconstructed parking areas with five or more spaces.

Sec. 15.3.2.2. Compliance with Overlay District Standards.

At the time of application for any site development plan and/or building permit, the applicant shall demonstrate that the proposed building, structure, improvement, or renovation complies with the requirements of the JPA Overlay District. No building permit shall be issued until the requirements of the JPA Overlay District have been met. It is the applicant's responsibility to provide the necessary information to City staff to determine compliance with this section.

The Administrative Official, or his or her designee, shall apply the development guidelines and design standards to all development activity within the JPA Overlay District. Flexibility in development proposals may be provided so long as the proposed improvements meet the purpose and intent of the JPA Overlay District.

Sec. 15.3.2.3. Flexibility and Alternate Design Considerations.

The City recognizes that specific sites and uses may exhibit unique needs and requirements. The City will work with applicants to provide flexibility through alternate design considerations so long as the proposed improvements meet the purpose and intent of JPA Overlay District.

Sec. 15.3.2.3.1. Alternative Design Criteria.

Alternative design(s) may be considered and approved if any of the following criteria are evidenced:

- A. Does the proposal meet the intent and the general direction set forth by what is required in this Article?
- B. Is the specific change superior in design quality to that potentially achieved by what is required in this Article?

- C. Is the proposed alternative an application that is necessary to better respond to constraints of the site, the use, or its surroundings?
- D. Is the proposed alternative part of an overall, thoughtful and comprehensive approach to the design of the project as a whole or to the vision of the adopted JPA Overlay District?

Sec. 15.3.2.3.2. Approval of Alternative Design.

- A. The Administrative Official, or his or her designee, shall review and approve alternate design requests.
- B. The Administrative Official, at his or her discretion, may forward any alternate design request to the Planning Commission and/or City Commission for consideration and approval.

Sec. 15.3.2.4. Development Review and Approval Process.

To ensure that development, redevelopment, and improvements are consistent with the purpose and intent of the JPA Overlay District, the following review process will be followed prior to site development plan approval or the issuance of building permits:

Sec. 15.3.2.4.1. Application Process.

A. Pre-Application Meeting.

Unless otherwise waived, at the discretion of the Administrative Official, or his or her designee, a pre-application meeting shall be held for each new development plan submitted to the City for review. The intent of this meeting is to discuss early and informally the purpose and effect of the JPA Overlay District and the guidelines and standards contained herein.

It is recommended that the applicant provide a site analysis plan at the pre-application meeting for discussion. The purpose of the site analysis plan is to ensure that important elements of the development proposal have been adequately identified prior to the creation of a full-scale site development plan. The site analysis plan, which may be developed as a sketch, shall include, at a minimum, the following features:

1. Property boundaries.
2. Representation of adjacent lots, existing buildings, adjacent streets, and opportunities for connectivity.
3. Location of proposed uses and buildings on the lot.

B. *Application Submittal.*

The applicant shall submit an application, including site development plans and other project specific attachments for development review. The application package shall be prepared in accordance with all site plan review information requirements established in the City's Administration and Procedures Manual. All materials shall be submitted to the Administrative Official, or his or her designee, for processing and review. The following items as determined by the Administrative Official, or his or her designee, must be submitted with the application:

1. Site plan meeting the requirements of Chapter 5, Sec. 5.1.3 of the City's Administration and Procedures Manual.
2. Statement of how the development proposal meets the requirements of the JPA Overlay District.
3. Proposed design alternative(s), if any, with a statement as to why the provisions of Sec. 15.3.4 are unable to be met and how the alternative(s) meets the purpose and intent of the JPA Overlay District.
4. Requested incentives, if any.
5. Any applicable studies (i.e., traffic analysis) required for development approval.

Sec. 15.3.2.4.2. Approval Process.

- A. Following receipt of an application, the City shall review the development request in relation to the Comprehensive Plan, zoning and other applicable land development regulations, and shall identify matters of development policy concern to which the applicant shall address particular attention.
- B. Upon completion of the review, the Administrative Official, or his or her designee, shall provide written comments to the applicant detailing any issues identified during the review. The applicant shall respond to the comments at this stage of the review and shall submit any revised application and applicable exhibits to the Administrative Official, or his or her designee.
- C. When the Administrative Official, or his or her designee, determines that all comments have been adequately addressed and the requirements of all applicable City, state and federal regulations have been met, the Administrative Official, or his or her designee may approve, approve with changes, or deny the site development plan, based on the written comments and recommendations; or if Planning Commission or City Commission action is required, the Administrative Official, or his or her designee, shall place the request on the next scheduled meeting agenda of the appropriate hearing body.
- D. At the Administrative Official's discretion, any development that may have compatibility concerns may be sent to the Planning Commission and/or City Commission for consideration and approval.

- E. Following approval of the site development plan, the applicant may proceed to submit construction drawings. Construction drawings shall be submitted to the Administrative Official, or his or her designee, for processing and additional review, as necessary, prior to the Building Official's review and issuance of any building permits. Drawings shall include, but are not limited to, building plans, drainage and stormwater management facilities, road and driveway construction specifications, landscaping and lighting plans, and all design applications required under the provisions of the JPA Overlay District.

Sec. 15.3.2.5. Non-Compliance.

Failure to comply with an approved site plan or any of the conditions upon which such approval was contingent, including time limits for performance, shall be cause to deny issuance of a building permit or, where a permit has been issued pursuant to an approved site plan, to render such building permit invalid. Any action, construction, development or use of property undertaken in violation of the provisions of this Code shall constitute a violation of this Code and may be subject to a stop-work order.

Sec. 15.3.2.6. Application Fees.

Application fees associated with plan review and approval of development or redevelopment projects in the JPA Overlay District shall be set by the City Commission.

Sec. 15.3.2.7. Appeals.

Decisions and approvals made by the Administrative Official, or his or her designee, may be appealed to the City Commission.

Sec. 15.3.3. Development Guidelines.

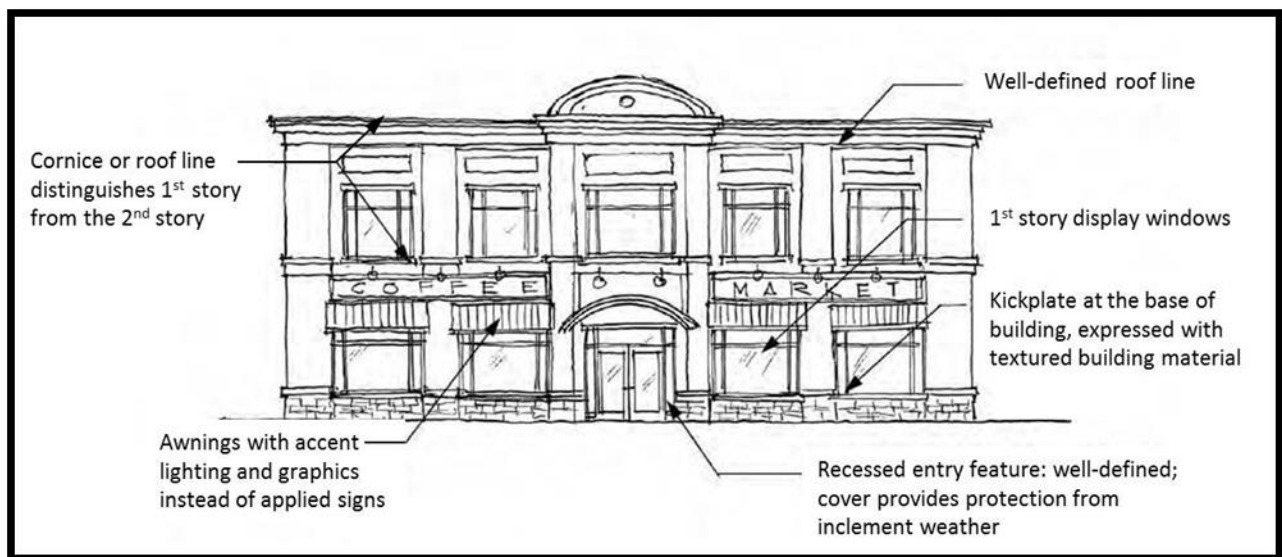
The development and functionality of buildings and spaces within the JPA Overlay District shall adhere to the following development guidelines.

- A. Site design shall be organized to respect the arrangement of buildings, open space, accessibility, and landscape elements on adjacent lots.
- B. Buildings and open spaces shall be designed to provide mutual benefits of natural light, accessibility, circulation, and views.
- C. A single, large, dominant building mass shall be avoided. Changes in mass shall be related to entrances, the integral structure and the organization of interior spaces and activities, and not merely for cosmetic effect.
- D. Multi-story buildings shall be designed to minimize overall building massing. This can be accomplished through upper story setbacks, façade articulations, and other architectural treatment methods.

- E. Flexibility in building orientation shall be provided to promote an interesting visual environment. A building's orientation may vary depending on site constraints and the need to meet other design standards and/or regulations.
- F. Building orientation with a primary operable entrance on the street-side of a lot is encouraged to help create an active street frontage.
- G. Site and building design shall support a mix of transportation options, including walking, bicycling, driving and other transit modes. The planned-use of land shall support walkability where practical and feasible.
- H. Building designs should be responsive to climate patterns of the Central Florida region in order to minimize unnecessary heat gain from sun exposure and provide protection for pedestrians from inclement weather conditions.
- I. Buildings within the same development envelope (i.e., on the same lot or parcel) are encouraged to utilize similar architectural treatments consistent with other buildings on the same lot.

Sec. 15.3.4. Design Standards.

The following design standards are applicable to all development within the JPA Overlay District unless specifically stated otherwise. These standards are intended to enhance the safety, wellbeing, accessibility, interconnectedness, economic viability and aesthetic quality of the JPA Overlay District. To help understand some of the general design terms and strategies provided in this section, please refer to Figure 15.3-1 below.



**Figure 15.3-1.
Architectural Terms**

Sec. 15.3.4.1. Façade Articulation.

Façade articulation applies primarily to the street-side and/or pedestrian oriented side of a building. The following shall be required for all buildings or structures located on the development site, except as expressly supplemented or modified for specific activity centers located within the JPA Overlay District.

- A. Blank, opaque wall areas shall not exceed ten feet (10') in vertical direction or twenty feet (20') in the horizontal direction of any primary façade.
- B. The first floor shall be designed so that 45 percent of the total surface area of each first floor frontage is comprised of transparent windows, doors, and other openings to provide visual interest and compliment pedestrian activity at the ground level, unless regulations for specific activity centers specify otherwise.
- C. Buildings with a primary operable entrance on the street-side of a building shall provide a recessed or projected entranceway. For corner lots, the primary operable entrance may be located at the corner.
- D. Buildings whose primary operable entrance is not located on the street-side of the building shall provide a minimum of 30 percent transparency thru the use of windows and/or other openings along the total surface area of each street-side building surface to provide visual interest and security, unless regulations for specific activity centers specify otherwise.
- E. Buildings designed for multiple tenant spaces at the ground level, particularly, retail storefronts, shall provide visible articulations between such spaces and include well-defined entranceways.
- F. Upper stories shall provide transparent windows, doors, or other openings along 30 percent of the total surface area of each upper floor façade, unless regulations for specific activity centers specify otherwise.
- G. Simulated or opaque windows may be used to provide visual interest, but shall not constitute the fulfillment of meeting any required minimum transparency or other opening requirements.
- H. Clearly identifiable separation lines between the first floor and upper floors shall be expressed through the use of decorative cornice lines or other architectural treatments. Such lines should be coordinated with buildings on adjacent lots to provide visual linkages. Separation lines shall have a minimum vertical dimension of 12 inches, projected outward from the wall 2 inches.
- I. Varying roof heights and wall planes are encouraged to provide additional visual interest. Architectural rhythm should also be considered in the design of roof heights and wall planes, and should be coordinated with those of existing buildings on adjacent lots.
- J. A kickplate, when applied, shall create a visual transition between the base of the building and pedestrian walkways. Kickplates shall be coordinated with adjacent buildings to provide visual linkages. Kickplates shall have a minimum vertical dimension of 12 inches and be projected outward from wall 2 inches.

Sec. 15.3.4.2. Architectural Treatments.

Architectural treatments enhance the attractiveness of buildings and structures. Such treatments shall be applied in a consistent manner along all sides of a building façade. Architectural treatments include:

- A. Horizontal banding or belt courses, when applied shall have a minimum vertical dimension of 12 inches and be projected outward from wall 2 inches.
- B. Architectural moulding, when applied may be decorative framing around windows and doors, decorative caps on columns, or other types of architectural expression on wall surfaces.
- C. Decorative cornices, when applied shall have a minimum vertical dimension of 12 inches and be projected outward from wall 2 inches.
- D. Application of primary and secondary surface materials. The use of multiple surface materials is encouraged to add architectural interest.

1. Suggested Surface Materials.

- Stucco or synthetic stucco.
- Brick or glazed brick.
- Tinted and textured concrete masonry.
- Concrete (Pre-Cast or Cast-in-place).
- Split face concrete block.
- Wood or simulated wood finishes.
- Fiber Cement (Hardiplank®).
- Stone, cast stone, marble, or similar material.
- Glass and glass storefront.
- Painting surfaces.

2. Prohibited Surface Materials.

- Metal and steel panels or metal sheathing, with the exception that such material may be used if finished with an approved surface material (see *Suggested Surface Materials*).
- Exposed concrete block.
- Exposed plywood or particle board.

Sec. 15.3.4.3. Connection, Cross-Access and Circulation.

In order to create safe, quality built environments, it's important to establish good circulation of movement and cross-access among spaces and places. Linkages for both pedestrians and motor vehicles shall be considered in all development proposals.

Sec. 15.3.4.3.1. Pedestrian Access.

- A. Construction of sidewalks shall be required for all new development and redevelopment activities within the JPA Overlay District. Sidewalks shall have a minimum width of five feet (5') and shall be constructed along all frontage roadways.

- B. Direct ADA-compliant pedestrian access shall be provided from public sidewalks to the primary operable entrance of a business or residence. Such access shall be facilitated by sidewalks and/or clearly delineated crosswalks through vehicular parking areas and shall be constructed at a minimum width of five feet (5').
- C. Site designs shall include pathways which allow for pedestrian and bicycle connectivity within activity centers and provide connection to surrounding residential areas.
- D. Development on property adjacent to the Auburndale TECO Trail shall provide direct pedestrian/bicycle access to the Trail. Where a direct connection cannot be provided, access shall be established, connecting the development site with a public sidewalk or other multi-use path which connects to the Trail.
- E. Cross-access connectivity shall be established between adjacent non-residential lots. Where a neighboring lot is undeveloped, location(s) for future connection shall be established.
- F. Pedestrian pathways shall be constructed of a paved or other approved hard surface material meeting accessibility standards.
- G. All crosswalks, direct-access, and cross-access pedestrian walkways within vehicular parking areas shall be constructed of a different surface material than that of the general parking area and driveways. The materials used shall clearly delineate such access-ways from the surrounding parking and driveway surface areas.

Sec. 15.3.4.3.2. Vehicular Access.

- A. Driveway stub-outs shall be considered in all site designs as a means to provide future interconnectivity with adjacent properties.
- B. Driveways serving as a shared access point along abutting property lines may be utilized to reduce the number of driveway cuts. Shared access shall be established through an access easement agreement. All access/easement agreements shall be recorded with the Polk County Clerk of Courts prior to issuance of any building permits.

Sec. 15.3.4.4. Parking.

Design standards for parking areas shall respect parking standards established in Chapter 11 and any landscaping standards in Chapter 10 of the City's Land Development Code, except as expressly supplemented or modified in this section.

- A. Parking areas for motor vehicles is encouraged to be located on the sides and rear of buildings, in order to shield and minimize the overall appearance of parking areas and to promote a safe and inviting pedestrian environment.
- B. Parking areas for corner lots shall be located toward the interior corner of the lot, as best as feasibly possible. Site constraints may be considered in the design of parking areas on corner lots.

C. Off-street parking areas shall include internal landscape islands to help visually soften the impact of paved surfaces. Curbing shall be installed at the edges of all landscape islands within parking areas.

D. *Structured Parking Garages:*

1. Where structured parking garages are used, the architectural style of the parking garage shall become a part of the architectural style of the surrounding buildings, respecting the language of design, materials and details of the surrounding architecture.

2. The first floor of a parking garage may include retail, office, personal service and professional uses. Such use of the first floor is highly encouraged to maintain the pedestrian integrity of the street, especially where high volumes of pedestrian activity may be experienced.

E. Low Impact Development standards are encouraged to be used within parking areas in accordance with Sec. 15.3.4.14.

Sec. 15.3.4.4.1. On-Street Parking.

A. On-street public parking may be provided where adequate right-of-way exists. The construction of on-street parking spaces, directly and wholly abutting the lot, may be provided and counted towards the off-street parking requirement of the development site it is intended to serve, provided that:

1. The adjacent right-of-way has not been previously utilized for parking or, in cases where the adjacent right-of-way has been used for parking only those spaces in addition to the number of existing spaces shall be counted;

2. Such parking spaces are clearly identified on the final site development plan and designed in accordance with appropriate City, County and/or State standards, as applicable; and

3. Such parking spaces shall be publicly accessible and cannot be reserved or restricted by the owner(s) or tenant(s) of the lot, unless approved by the City Commission for special events or valet parking purposes.

B. One parking space credit shall be given for each on-street public space constructed.

C. No part of an on-street parking space shall extend past a side property line of the lot it serves.

D. In the event the City, County or State removes the parking spaces at any time for a public purpose, the property shall be considered lawfully nonconforming with respect to parking.

Sec. 15.3.4.4.2. Shared Off-Street Parking.

Notwithstanding any other parking requirements set forth in this Section, shared use of parking facilities may be approved when two (2) or more distinguishable uses are established on a single site or multiple neighboring sites. The minimum number of parking spaces required to serve the combination of all uses shall be determined in the following manner:

Multiply the minimum required parking for each individual use (as set forth under the appropriate zoning district within the *Minimum Off-street Parking requirements* in Chapter 5 for each use) by the appropriate percentage (as set forth in Table 15.3-1, *Shared Use Parking Credit Schedule*) for each of the six (6) designated time periods and then add the resulting sums from each vertical column. Where the computation results in a fractional number, a fraction over one-half (1/2) shall require one space. The column total having the highest total value is the minimum shared parking space requirement for that combination of land uses.

**Table 15.3-1.
Shared-Use Parking Credit Schedule**

Uses	Weekday (Monday – Friday)			Weekend (Saturday – Sunday)		
	7 am - 6 pm	6 pm - 12 am	12 am - 7 am	7 am - 6 pm	6 pm - 12 am	12 am - 7 am
Residential	60%	100%	100%	80%	100%	100%
Office / Warehouse / Industrial	100%	20%	5%	5%	5%	5%
Commercial / Retail	90%	80%	5%	100%	70%	5%
Hotel	70%	100%	100%	70%	100%	100%
Restaurant	70%	100%	10%	70%	100%	20%
Entertainment / Recreation (theatre, bowling alley)	40%	100%	10%	80%	100%	50%
Institutional (non-place of worship)	100%	20%	5%	10%	10%	5%
Institutional (place of worship)	10%	5%	5%	100%	50%	5%

Source: TDM Principles for Shared Parking, Victoria Transport Policy Institute.

Sec. 15.3.4.4.3. Short-term Bicycle Parking.

- A. One (1) bicycle parking space shall be provided for every 10 automobile parking spaces, or fraction thereof required for the use, unless otherwise specified within individual activity centers.
- B. Racks or other facilities for bicycle parking shall be established as follows. Examples of several types of standard bicycle racks are provided in Figure 15.3-2.
 - 1. Designed to allow the frame and wheels of each bicycle to be secured and protected against theft;
 - 2. Designed to avoid damage to the bicycles;

3. Anchored to resist removal and solidly constructed to resist damage by corrosion and vandalism;
4. Located to prevent damage to bicycles by cars; and
5. Located so as not to interfere with pedestrian movements.



Figure 15.3-2.
Bicycle Rack Examples

Sec. 15.3.4.4.4. Long-term Bicycle Parking.

- A. *General.* Long-term bicycle parking provides employees, residents, commuters, and others who generally stay at a site for several hours, a secure and weather-protected place to park bicycles. Long-term bicycle parking is not required, but is highly encouraged. Racks used for bicycle parking shall meet the design standards as established for short-term bicycle parking. Examples of several types of long-term bicycle parking facilities are provided in Figure 15.3-3.
- B. *Design Standards.*
 1. Long-term bicycle parking must be located on site or within 300 feet of the site as measured along the nearest pedestrian walkway.
 2. Areas devoted to long-term bicycle parking shall be paved of a hard surface material.
 3. Long-term bicycle parking shall be provided in racks or in lockers.
 4. Where lockers are provided, lockers shall be securely anchored and installed per the manufacture's design standards.
 5. At least 50 percent of required long-term bicycle parking must be covered and meet the following standards:

- a. Provided inside buildings, under roof overhangs, awnings, or canopies, within bicycle lockers, or within or under other structures approved by the Administrative Official, or his or her designee.
- b. For covered spaces not located in a building or within a locker, the cover shall be:
 1. Constructed as a permanent structure, not to include carports or prefabricated metal structures.
 2. Designed to protect the bicycle from rainfall.
 3. Constructed at a height of at least 7-feet above the finish grade of the paved surface.



Figure 15.3-3.
Long-Term Bicycle Parking Facilities

Sec. 15.3.4.5. Signage.

Signage requirements for all development shall respect the regulations in Chapter 5 and Chapter 7 of this Code, except as expressly supplemented or modified under the regulations established for the JPA Overlay District. Signage design shall be consistent with the design, character, and materials and finishes used on the building(s) for which a sign is representing.

Sec. 15.3.4.5.1. Computation of Signage Size.

The area of a sign is considered the entire area within the smallest circle, triangle, parallelogram, or other geometric shape that encloses the extreme limits of any writing, picture, logo, representation, emblem, or figure of similar character, together with any frame or other material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed, excluding the necessary supports or uprights on which such sign is placed. Figure 15.3-4 provides an illustration of the regulated signage area.

Sec. 15.3.4.5.2. Permitted Signs.

The following signs are permitted within the JPA Overlay District:

- Monument
- Surface-mounted, including affixed and projecting
- Under canopy
- Directional
- Directory

Sec. 15.3.4.5.3. Prohibited Signs.

The following exterior signs are prohibited within the JPA Overlay District:

- Pole signs;
- Internally illuminated signs;
- Temporary signs (banners, balloons, trailer signs, etc.), with the exception of real estate or special event signs as may be allowed pursuant to Temporary Signs in Chapter 7 of this Code;
- Neon signs;
- Internal or backlit awnings or any signage placed on an awning;
- Any type of sign, temporary or permanent, which has moving parts or appears to have movement;
- Temporary or permanent signage on fencing;
- Roof signs;
- Signs for individual businesses, including advertisements that are attached to benches, light and power poles, trash receptacles and other street furnishings.

Sec. 15.3.4.5.4. Design Standards for Monument Signs.

- A. The structural element of a monument sign shall not exceed ten feet (10') in height as measured from natural grade, unless specified otherwise. See Figure 15.3-4 for dimensional standards of monument signs.
- B. Each development is permitted one (1) monument sign per roadway frontage. No more than two (2) monument signs shall be permitted for any single development site, unless specified otherwise.
- C. The total sign area may be up two (2) square feet for each lineal foot of building frontage or one (1) square foot for each lineal foot of lot street frontage whichever results in a larger sign area, but not to exceed a total of 96 square feet, where the signage area does not exceed forty-eight (48) square feet on a single side.
- D. Monument signs may also contain an area designated as a reader sign board, not to exceed fifty percent (50%) of the signage surface area per side.

Sec. 15.3.4.5.5. Design Standards for Affixed Signs.

A. Affixed signs for buildings with a single business or occupant.

1. *Size Permitted:* One (1) square foot for each linear foot of the building width that faces the street frontage, provided that the total signage area shall not exceed two hundred (200) square feet, including buildings on corner lots. (For example, if the width of the building facing the front of the lot is fifty (50) feet wide, the maximum total signage area is fifty (50) square feet. If the building is on a corner lot, then the widths of the building facing multiple street frontages can be added together to determine the total signage area but in no case shall the total building signage exceed two hundred (200) square feet, nor shall any individual sign exceed the square footage corresponding to the linear width of the building side on which that sign is posted.)
2. *Number of Building Signs Permitted:* Not more than two (2) building signs shall be allowed on any building.

B. Affixed signs for buildings with multiple businesses or occupants.

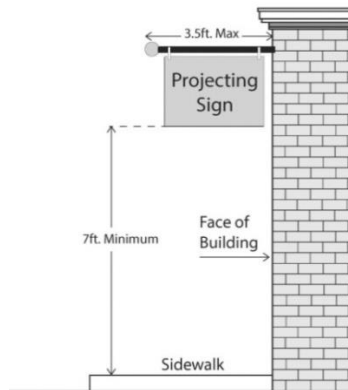
1. *Size Permitted:* One (1) square foot for each linear foot of the unit(s) occupied by one (1) business or occupant, provided that the total signage area shall not exceed two hundred (200) square feet for any one (1) business. If the business or occupant is on the corner then the widths of the business or occupant facing multiple street frontages can be added together to determine the total signage area but in no case shall the total business or occupant signage exceed two hundred (200) square feet, nor shall any individual sign exceed the square footage corresponding to the linear width of the building side on which that sign is posted. (For example, if the width of a unit or several units, occupied by one (1) business is sixty-five (65) feet, then one (1) sign, a maximum of sixty-five (65) square feet of signage area is permitted.)
2. *Required Spacing between Signs on Buildings with Multiple Occupants:* Building signs for different occupants shall be separated by a minimum distance of thirty-six (36) inches.

Sec. 15.3.4.5.6. Design Standards for Projecting Signs.

Projecting signs shall be permitted as wall-mounted signs. See Figure 15.3-6 for an example of a Projecting Sign. Projecting signs are subject to the following standards:

- A. Projecting signs shall be included in calculating the maximum allowable building signage and shall have no more than two sides.
- B. One (1) projecting sign may be permitted per principal ground-floor business.
- C. Projecting signs shall not exceed eight (8) square feet in sign area if mounted at a height of fifteen (15) feet or lower as measured from the finished sidewalk to the bottom of the sign.

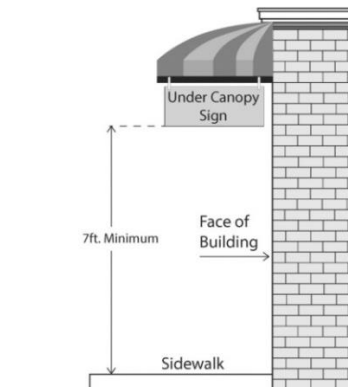
- D. Projecting signs shall not exceed twenty-five (25) square feet in sign area if mounted higher than fifteen (15) feet as measured from the finished sidewalk to the bottom of the sign.
- E. Projecting signs shall be located within five feet (5) (horizontally) of the principal business entrance. In no case, however, shall a projecting sign be mounted within ten (10) feet of any other projecting sign.
- F. Projecting signs may project no more than forty-two (42) inches from the building wall.
- G. Projecting signs shall maintain a seven (7) foot clearance, between the bottom of the sign and the finished surface of all public and private pedestrian pathways.



**Figure 15.3-6.
Projecting Sign**

Sec. 15.3.4.5.7. Design Standards for Under Canopy Signs.

Signs mounted under a canopy, awning, or awning-like structure shall be a maximum of four (4) square feet in size, shall maintain a clearance of seven (7) feet from the bottom of the sign to the top of the walkway beneath, and shall swing freely. Under canopy or under awning signs that are not visible from the property frontage shall not count against the total signage. See Figure 15.3-7 for an example of an Under Canopy Sign.



**Figure 15.3-7.
Under Canopy Sign**

Sec. 15.3.4.5.8. Residential Subdivision Entryway Signs.

A residential entry sign is a sign placed at the entrance of an apartment complex or single-family subdivision in order to identify the name of a particular development. Figure 15.3-8 provides examples of residential entryway signage types. The following standards apply to all residential subdivision signs within the JPA Overlay District.

- A. Residential Subdivision Entryway Signs shall be considered monument signs for purposes of calculating size and location requirements and shall meet the general regulations for monument signs as provided in Sec. 15.3.4.5.4, except as expressly supplemented or modified in this section.
- B. The maximum number of signs permitted for each residential subdivision entrance shall be two (2) signs.
- C. The maximum number of signs permitted on each side of a residential subdivision entrance shall be one (1) sign.
- D. A single, monument sign, located within a median, as part of a boulevard entrance, may be used in-lieu of two (2) signs established on either side of a subdivision entrance.
- E. The signage area of a single entry sign, located on either side of a subdivision entrance, shall not exceed forty-eight (48) square feet.
- F. A monument sign located within a median, as part of a boulevard entrance, may have a signage area of up to a total of 48 square feet, where the signage area does not exceed twenty-four (24) square feet on a single side.
- G. The maximum height of the structure serving a single entry sign, located on either side of a subdivision entrance, shall not exceed ten feet (10') as measured from natural grade.
- H. The maximum height of the structure serving a single entry sign located within a median, as part of a boulevard entrance, shall not exceed five feet (5') as measured from natural grade.
- I. Residential Entryway Signs shall be architecturally compatible with the design and character of developments for which they serve.



**Figure 15.3-8.
Residential Subdivision Entryway Signs.**

Sec. 15.3.4.5.9. Non-residential, Multi-Occupant Complex Signs.

The following standards shall apply for developments of two (2) or more non-residential uses that are under common land ownership or that share common property frontage. Figure 15.3-9 provides examples of non-residential, multi-occupant complex signage types.

- A. Non-residential, multi-occupant complex signs shall be considered monument signs for purposes of calculating size and location requirements and shall meet the general regulations for monument signs as provided in Sec. 15.3.4.5.4, except as expressly supplemented or modified in this section.
- B. Lots or parcels having frontage on an arterial or collector roadway shall be allowed one (1) sign with a signage area not to exceed a total of 300 square feet, where the signage area does not exceed 150 square feet on a single side, for every seventy-five feet (75') to two hundred fifty feet (250') of street frontage. For lots or parcels having two hundred fifty (250) feet or more of frontage, an additional sign shall be allowed along the frontage roadway, limited to the same size requirements contained herein. The maximum height of the structure serving the sign shall not exceed twenty feet (20').
- C. Lots or parcels having frontage on a local roadway shall be allowed one (1) sign with a signage area not to exceed a total of 200 square feet, where the signage area does not exceed 100 square feet on a single side, for every seventy-five feet (75') to two hundred fifty feet (250') of street frontage. For lots or parcels having two hundred fifty (250) feet or more of frontage, an additional sign shall be allowed along the frontage roadway, limited to the same size requirements contained herein. The maximum height of the structure serving the sign shall not exceed fifteen feet (15').
- D. For lots or parcels situated at intersections, an additional sign may be placed on the secondary street frontage. The sign area and size shall comply with the frontage requirements, for specified roadway classifications, as provided in subsections B. and C. above.
- E. No more than four (4) signs may be permitted for any single development site.
- F. Signs may be located within a median, as part of a boulevard entrance.
- G. Multi-occupant Complex Signs shall be architecturally compatible with the design and character of buildings and structures for which they serve.



Figure 15.3-9.
Non-Residential, Multi-Occupant Complex Signs.

Sec. 15.3.4.5.10. Directory Signs.

Directory signs are permitted within residential subdivisions and non-residential, multi-occupant development sites. Directory signs shall respect the general regulations for monument signs as provided in Sec. 15.3.4.5.4, except as expressly supplemented or modified in this section. The following standards shall apply.

- A. One (1) directory sign is permitted for each approved access driveway on a development site.
- B. The maximum signage area for a directory sign is 25 square feet
- C. Directory signs shall be set back a minimum of thirty feet (30') from a public right-of-way.
- D. Directory signs shall be set back a minimum of five feet (5') from internal travel lanes and shall not materially impede visibility at any street intersections or at intersections of driveways with internal travel lanes.

Sec. 15.3.4.5.11. Directional Signs.

Directional signs are permitted in accordance with the requirements for directional signage in Article 7 of this Code.

Sec. 15.3.4.5.12. Signage Lighting and Landscaping Requirements.

- A. *Sign Illumination.* If exterior signs are lit they shall be lit by external light sources only. Lights shall be installed, mounted, shielded and pointed toward the sign face so that spill-over, glare, and light trespass on adjacent rights-of-way, properties, or skyward are completely avoided.
- B. Wall-mounted signs shall be lit with indirect light sources which light the subject sign while at the same time emphasizing the continuity of the building surface. With indirect lighting, signage becomes an integral part of the building façade.

- C. Lighting used to illuminate ground-mounted or monument signs may utilize ground-mounted up-lighting in accordance with the sign illumination standards established in subsection A. above.
- D. Internal illumination may be acceptable when only the letters themselves – not the background of a sign – are illuminated.
- E. The average illumination on the surface of a sign shall not exceed 3.0 footcandles.
- F. *Sign Landscaping.* All monument signs shall include a minimum thirty-six inch (36”) wide landscape strip surrounding the base of the monument sign. The landscape strip shall be planted with materials that attain a maximum height of thirty inches (30”) above the finished grade.
- G. See Sec. 15.3.4.8.1. for building and landscape lighting standards.

Sec. 15.3.4.5.13. Signage Plan Requirements.

A signage plan is required as part the site development plan approval process for any development within the JPA Overlay District requiring site plan approval. The signage plan may be submitted as part of the site development plan or as a separate plan. The signage plan shall, at a minimum, provide the following:

- A. Representation of how the signage will be consistent with the identity of the JPA Overlay District.
- B. Representation of how the signage detailing, materials, coloring and lettering will be consistent with the design and character of the principal structure for which the sign will represent.
- C. Exhibits that display the size, type and materials proposed, including but not limited to, building address identification, any required landscaping and method of illumination.

Sec. 15.3.4.6. Landscaping.

Landscaping requirements for all development shall respect the landscaping standards of Chapter 10 of this Code, except as expressly supplemented or modified under the regulations established for the JPA Overlay District.

- A. Landscape buffers are not required between uses within activity centers, except where a non-residential use directly abuts a residential use.
- B. Where landscape buffers are required and references to the types of buffers required are specified (*i.e.*, Type-C), see the general landscape buffering standards provided in Sec. 15.3.4.6.1.

Sec. 15.3.4.6.1. General Landscape Buffering Standards.

A buffer yard is an area containing plant material, fences, walls and/or berms which provide a visual screen and physical separation between incompatible land uses. Buffer yards are intended as landscaped open space therefore, they shall be free of pavement and permanent structures other than fences, walls, berms, pedestrian paths, stormwater management and retention facilities, and signs.

Figure 15.3-10 illustrates the planting requirements for buffer yards within the JPA Overlay District. Each buffer yard type provides the number and type of plantings required per each 100 linear feet, or fraction thereof, excluding any driveway access. The plant material does not need to be equally spaced and may be placed in any configuration, or grouped to best display the plant material within the required buffer yard area. When natural plant material is present, it may be counted towards the total buffer yard requirement for trees and shrubs provided the existing material is generally consistent with the intent of this Article.

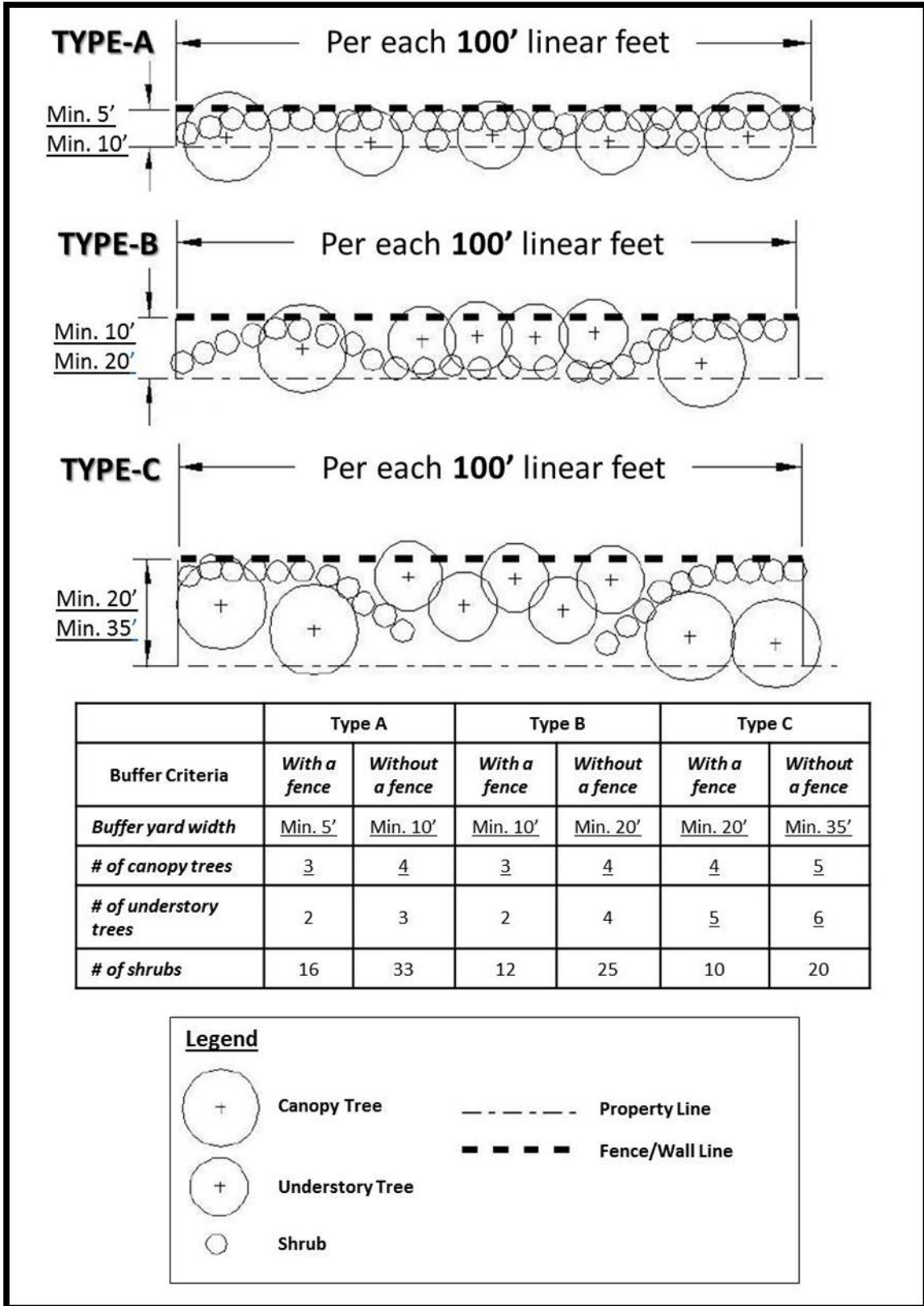


Figure 15.3-10.
Landscape Buffers

Sec. 15.3.4.6.2. Installation, Irrigation, Inspection and Maintenance.

A. Installation.

1. All plants shall be "Florida Grade No. 1" or better, shall be healthy and free of diseases and pests, and shall be of nursery stock in two (2) gallon containers.
2. The developer shall provide an appropriate planting soil medium for required plants and shall irrigate plant materials to sustain healthy growth of all plants to maturity.
3. Areas within public rights-of-way and areas off-site which have been disturbed by construction activity shall be cleaned of all debris, re-graded to the proper elevations, and sodded or replanted so as to restore the area to its pre-disturbed state.

B. Irrigation.

1. An irrigation system shall not be required where existing natural plant communities are maintained or where LID engineered systems or approved Florida Friendly landscaping practices are implemented.
2. Landscaped areas requiring the installation of an irrigation system shall be consistent with the needs of the plants contained therein and water conservation efficient.
3. An irrigation system shall be designed to provide full coverage of all landscape areas without over spraying onto impervious surfaces including pavement, vehicular or pedestrian areas and/or adjacent properties.
4. The irrigation system shall be operational prior to the issuance of any Certificate of Occupancy/Completion for the property.

- C. Maintenance.* All Landscape areas, including landscaping used for screening purposes shall be maintained and kept in good, living condition so as to present a healthy, neat and orderly appearance and shall be kept free from weeds, refuse and debris, following issuance of a certificate of occupancy.

Sec. 15.3.4.7. Fences and Walls.

Fences and walls serve multiple purposes. They can be used to identify and demarcate property boundaries, serve as screening devices, and/or provide privacy and security. In keeping with the style and character of the JPA Overlay District, all fences and walls shall meet the following standards. Figure 15.3-11 provides several examples of permitted and prohibited fencing and wall types.

- A. Walls and fences shall be limited to concrete, masonry, brick, stone and ornamental iron. The use of chain link, PVC, barbed and razor wire fencing is strictly prohibited, except as provided in as provided in subsections B. below.

- B. Notwithstanding the provisions of this Section, the use of security fencing may be used at sites, such as electrical substations and communications facilities, and government facilities where such fencing is required by federal, state or local law, or other sections of this Code. Further, temporary security fencing may be utilized for construction sites while a permit for the work is active for the construction site. All temporary fences shall be removed prior to the issuance of a Certificate of Occupancy.
- C. All walls and fences shall have a decorative or ornamental finish on both sides. These may include, but are not limited to, finished stucco, brick and stone treatments (real or simulated) and paint applications.
- D. Decorative columns shall be provided at systematic intervals, not to exceed a separation distance of more than twenty feet (20') on center for all fencing and walls abutting a public right-of-way or having a public visual presence, in order to break up monotonous wall planes and create visual interest.
- E. No wall or fence shall cause the collection or ponding of stormwater. Weep holes of sufficient size and design shall be installed where the foregoing condition would occur.
- F. Walls and fences shall not encroach upon any utility or right-of-way easements.
- G. Owners of property where fences or walls are constructed are required to maintain the fence or wall in good repair ensuring that it remains sightly and structurally sound. All fences and walls shall be continuous in alignment and construction.

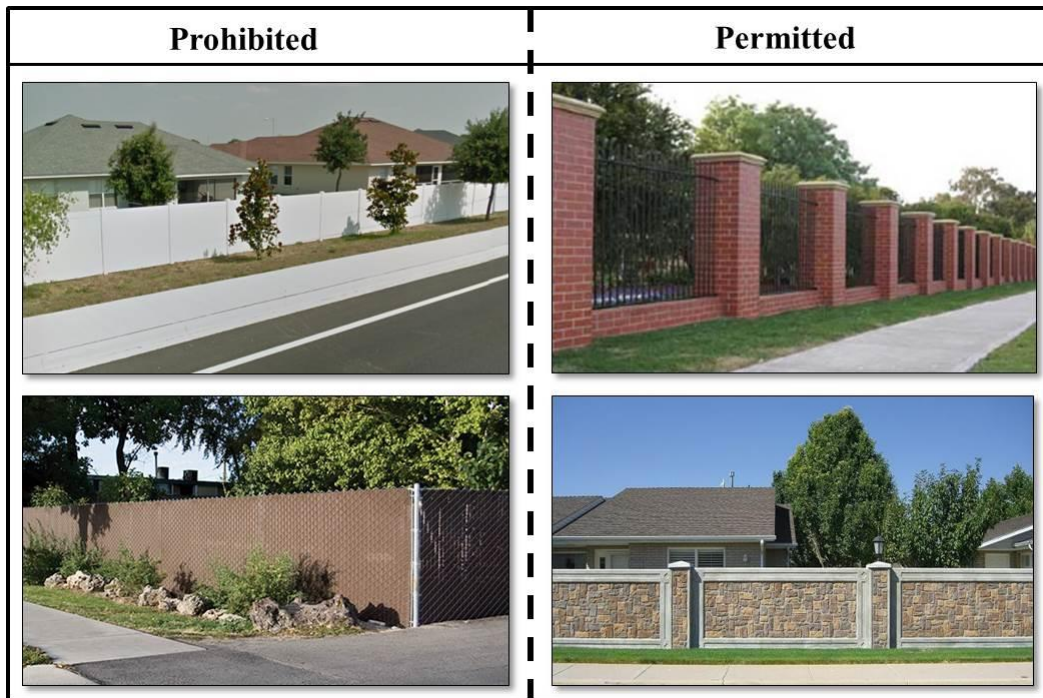


Figure 15.3-11.
Permitted and Prohibited Fencing and Wall Types

Sec. 15.3.4.8. Lighting.

Exterior lighting shall be utilized to enhance the visual impact of buildings and development sites. Exterior lighting shall be designed with regard to placement, intensity, timing, duration, color, and ultimately the user (pedestrian and vehicular users).

- A. Site and building lighting fixtures shall be incorporated as an integral design element through style, material and color.
- B. Full cutoff and fully shielded lighting fixtures shall be utilized so as to not create unwarranted distractions that may be caused by glare or light trespass. Unshielded fixtures are strictly prohibited. See Figure 15.3-12 for a comparison of shielded lighting (cutoff fixtures) versus unshielded lighting illumination impacts. Figure 15.3-13 illustrates several examples of permitted and prohibited lighting fixture types.
- C. Acceptable illumination levels for lighting fixtures shall be established based on the general standards provided in Table 15.3-2 below.

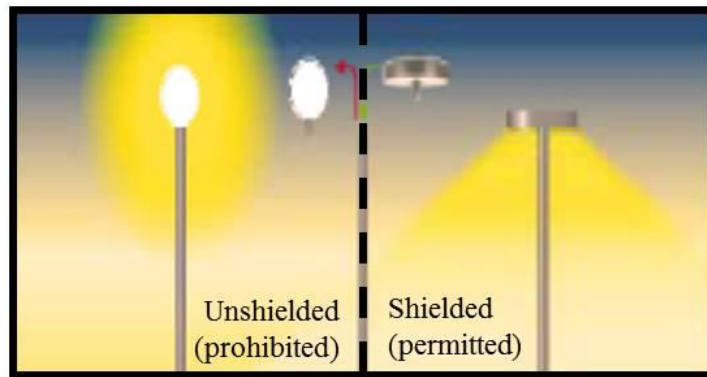


Figure 15.3-12.
Shielded vs. Unshielded Lighting Impacts

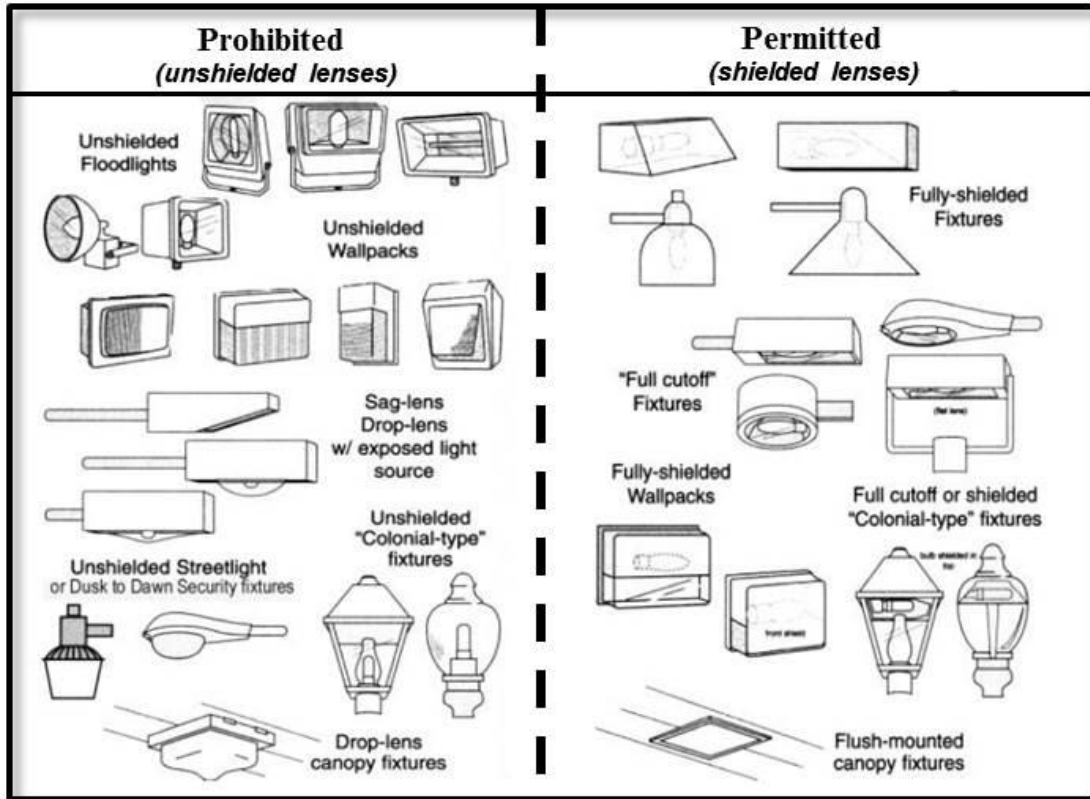


Figure 15.3-13.
Permitted and Prohibited Lighting Fixture Types

Table 15.3-2.
General Illumination Level Standards

Location	Illumination Level (fc = footcandles)
Parking Area	0.6 – 3.6 fc
Pedestrian Walkways and Bikeways	0.2 – 2.5 fc
Active Building Entrance	2.0 fc (5.0 fc max.)
Entrance Approach & Secondary Entrances	0.2 fc – 0.5 fc
Gas Pump Canopy	5.0 fc – 10.0 fc (20.0 fc max.)
Automatic Teller Machines (ATMs)	10.0 fc within 5-feet
	2.0 fc within 50-feet

D. *Maximum mounting height of Lighting Fixtures.* The maximum mounting height for light fixtures shall be as follows:

- Street lighting – 30-feet.
- Non-vehicular, pedestrian areas – 15-feet
- All parking areas – 25-feet

Sec. 15.3.4.8.1. Building and Landscape Lighting Standards.

Lighting of buildings and landscape features shall be provided as follows:

- A. Accent lighting may be used to highlight significant architectural or landscape features. Washing a building in light should be avoided. All fixtures shall be carefully aimed to direct light only where needed. Lighting of signs affixed to building shall be coordinated with the standards provided in Sec. 15.3.4.5.12.
- B. The maximum illumination on any vertical wall surface or angular roof surface, including the area within and around windows and doors, shall not exceed 2.5 footcandles. Light levels shall be limited to 0.1 footcandles at the roofline and exterior corners, so as to prevent light trespass and sky glow.
- C. Lighting should be mounted to shine downward, rather than up onto buildings. Where fixtures are used to up-light trees and landscaping features, they should be fully shielded.

Sec. 15.3.4.9. Building Ornamentation.

The intent of adding building ornamentation is to provide additional visual appeal and to maintain and enhance the attractiveness of both buildings and streetscapes within the JPA Overlay District. For developments applying building ornamentations, the following standards shall apply.

Sec. 15.3.4.9.1. Awnings and Canopies.

Awnings and canopies shall meet the following requirements. See Figure 15.3-14 for examples of permitted types of awnings and canopies.

- A. Shall consist of opaque materials.
- B. Shall be uniform in design pattern and color.
- C. Shall not be back lit or internally illuminated.
- D. Shall be hung above display windows, or other openings providing a minimum of 8-foot vertical clearance above any pedestrian walkway.
- E. *Maintenance.* All awnings and canopies shall be maintained and kept in a clean and orderly appearance, and shall be free from damage, following issuance of a certificate of occupancy.



**Figure 15.3-14.
Permitted Awnings and Canopies**

Sec. 15.3.4.9.2. Cantilevered Roofs, Arcades and Colonnades.

Cantilevered Roofs, Arcades and Colonnades, including columns and other supporting structures associated with such elements, shall meet the following requirements. See Figure 15.3-15 for an example of a colonnade, arcade and a cantilevered roof.

- A. Shall be constructed with a minimum vertical clearance of nine feet (9') above any pedestrian walkway and a minimum of five feet (5') in depth.
- B. Shall not encroach on the right-of-way line of any State, County, or City designated roadway, except as provided in subsection C. below.
- C. May be constructed up to the curb-line within the right-of-way of any local roadway. A legal agreement between the City and the property owner shall be established acknowledging any encroachments on a right-of-way. The agreement shall be approved as to form by the City Attorney and recorded with the Polk County Clerk of Courts prior to final approval of a site development plan or issuance of any building permits.



**Figure 15.3-15.
Colonnade, Arcade, Cantilevered Roof**

Sec. 15.3.4.9.3. Other Ornamentation Features.

Towers and other vertical features, ornamental details and sculpted artwork may be integrated into the design of a building(s). Any logos or lettering incorporated into such design features shall be considered as signage and will be required to be calculated as part of the total signage area.

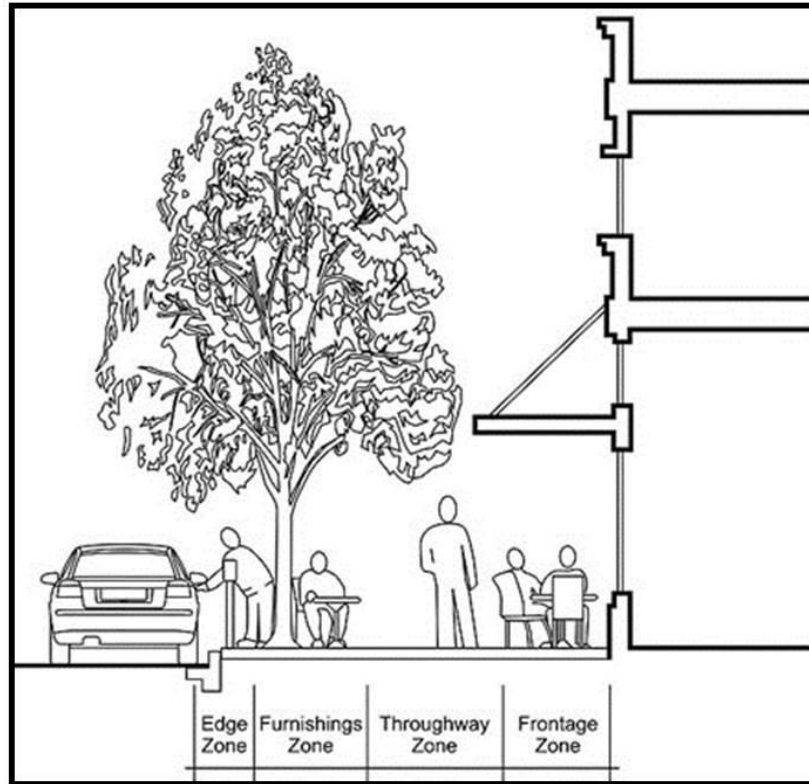
Sec. 15.3.4.10. Streetside Principles.

This section provides guidance for the design of a thoroughfare's streetside and the specific elements that comprise the streetside environment. It addresses how the design of the streetside varies with changes in context.

Sec. 15.3.4.10.1. Streetside Zone Descriptions.

This section describes the design of sidewalks and the buffers between sidewalks, moving traffic, parking and/or other travel-way elements. The streetside consists of four distinct functional zones as listed below. Figure 15.3-16 provides an illustration of these zones.

- *Edge zone.* The area between the face of curb and the furnishing zone that provides the minimum necessary separation between objects and activities in the streetside and the adjacent vehicle thoroughfare.
- *Furnishings zone.* The area of the streetside that provides a buffer between pedestrians and vehicles, which contains landscaping, public street furniture, transit stops, public signage, utilities and so forth.
- *Throughway zone.* The walking zone that must remain clear, both horizontally and vertically, for the movement of pedestrians.
- *Frontage zone.* The distance between the throughway and the building front or private property line that is used to buffer pedestrians from window shoppers, appurtenances and doorways. It contains private street furniture, private signage, merchandise displays and so forth and can also be used for street cafes.



Source: Concept by Community, Design + Architecture, illustration by Digital Media Productions

Figure 15.3-16.
Streetside Zones

Sec. 15.3.4.10.2. Streetside Uses and Activities.

The basic functions of the streetside in any context are the accommodation of pedestrians, access to adjoining buildings and properties and the provision of clear throughway zones and space for utilities and other streetside appurtenances. In the built environment, these basic functions are shared with the activities generated by the adjacent land use and general civic functions, which can include:

- Aesthetics (*i.e.*, street trees and public art);
- Sidewalk cafes, plazas and seating areas;
- Transit amenities (such as benches, shelters, trash receptacles and waiting areas);
- Merchandise display; and
- Occasional public activities (*i.e.*, curbside farmers' markets).

Streetside functions vary by context zone and predominant ground floor land use. The width of certain elements of the streetside (*i.e.*, the furnishings zone functioning as a traffic buffer) will vary by thoroughfare type depending on the existence or lack of on-street parking and the speed and volume of vehicular traffic on the thoroughfare.

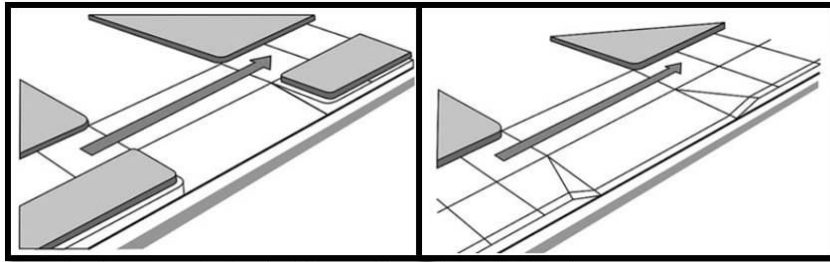
Sec. 15.3.4.10.3. General Streetside Facility Principles.

The streetside, including the sidewalk, provides for the mobility of people and is an important social space where people interact, walk, wait for transit, window shop and access adjoining uses. The streetside must be wide enough to accommodate movement as well as the important social functions related to the land uses located along the thoroughfare. The width and function of the streetside influence safety and help achieve accessibility. The optimal streetside width varies with the expected streetside activities, character of adjacent land uses and the speed and volume of vehicular traffic in the thoroughfare.

The following principles shall be considered when determining the design of streetside facilities:

- A. Facilities shall be placed in locations where their use will produce and encourage pedestrian activity or where an activity focus is desired. Public open spaces and features such as art should be located in highly visible areas, including the center islands of low-speed roundabouts (ensuring sight triangles are maintained and placement does not constitute a streetside hazards).
- B. The streetside should have well-defined zones so that the pedestrian throughway is clearly demarcated.
- C. The style, design and materials used in developing a streetside facility shall reflect the style of the land use, the overall development, while keeping in character of the overall JPA Overlay District. This will maximize the facility's contribution to creating a strong sense of community identity.
- D. Coordinate design elements (street furniture, light fixtures and poles, tree grates and so forth) to fit into the theme or unified style of the development scheme.
- E. Facilities approaching street corners shall be designed in a manner that maintains clear sight triangles.
- F. Consider vehicle overhangs and door swings of parked vehicles.
- G. Facilities should never obstruct the clear pedestrian throughway, curb ramps, or any accessible element(s) of the streetside.
- H. Consider the placement of vertical elements (i.e., awning, signage) so adequate lateral clearance is available and does not encroach on clear maneuverability of pedestrians within the throughway zone.
- I. Care should be given where driveways cross pedestrian throughways. Driveway crossings shall maintain the elevation of the sidewalk. The use of special materials, colors, textures and markings alerting motorists that they are traversing a pedestrian zone is highly encouraged. Figure 15.3-17 provides examples of preferred design methods for accessible driveway crossings.

- J. Utilities should not interfere with pedestrian circulation or block entrances to buildings or curb cuts or interfere with sight distance triangles. Designers should coordinate with utility providers regarding the location of utility elements such as poles, cabinets, vaults, grates and manholes.
- K. Space requirements for, and access to, transit facilities (such as bus shelters) should be included in the design of the streetside but must be outside of the clear pedestrian travel way.
- L. Sidewalks shall provide convenient connections between building entries, adjacent pedestrian pathways and transit facilities.



Source: based on *Designing Sidewalks and Trails for Access*. Illustration by Digital Media Productions.

**Figure 15.3-17.
Preferred Accessible Driveway Crossings**

Sec. 15.3.4.10.4. Edge Zone Principles and Considerations.

The edge zone, sometimes referred to as the "curb zone," is the interface between the traveled way and the furnishing zone and provides an operational offset to the adjacent vehicle thoroughfare on one side and the furnishings zone or pedestrian thoroughway zone on the other. In addition to acting as the primary buffer from the vehicle thoroughfare, the edge zone is typically where underground utilities and vaults are located.

Sec. 15.3.4.10.5. Furnishing Zone Principles and Considerations.

The furnishings zone is the key buffer component between the active pedestrian walking area (throughway zone) and the vehicular thoroughfare. Principles and considerations concerning furnishings zones include the following:

- A. Street trees, planting strips, street furniture, utility poles, signal poles, signal and electrical cabinets, telephones, traffic signal cabinets, signs, fire hydrants, bicycle racks and the like should be consolidated in this zone to keep them from becoming obstacles in the throughway zone.
- B. The furnishings zone accommodates curbside transit stops, including boarding areas, shelters and passenger queuing areas.

- C. When signal control cabinets, signal poles and other traffic equipment are installed, they must leave pedestrians in clear sight of, and in alignment with, motorist's views at all times. This might require special setbacks for oversized equipment.
- D. Retail kiosks, stands, sidewalk café furniture and other business activities are permitted in the furnishings zone if the furnishings zone is sufficiently wide to maintain a 1.5-foot minimum lateral clearance from the curb and any potential conflicts with parked vehicles (i.e., door swings).
- E. Where no furnishings zone exists, elements that would normally be placed there, such as benches, light poles, signals and trash receptacles, may occupy the frontage zone to keep the clear pedestrian travel way unobstructed.

Sec. 15.3.4.10.6. Throughway Zone Principles and Considerations.

Principles and considerations concerning throughway zones include the following:

- A. Clear pedestrian throughway zones are intended for pedestrian travel only and should be entirely clear of obstacles and provide a smooth walking surface.
- B. Width of the throughway zone should vary by context and the activity of the adjacent land use, in no case shall a throughway zone be less than five feet (5') in width.
- C. For very high pedestrian volume areas, such transit transfer points and assembly entrances and exits, additional width and special design attention, particularly at crossings, should be provided.

Sec. 15.3.4.10.7. Frontage Zone Principles and Considerations.

The frontage zone is the area adjacent to the throughway zone that may be defined by a building façade, landscaping, fence, or screened parking area. Principles and considerations concerning frontage zones include the following:

- A. The width of the frontage zone may vary to accommodate a variety of activities associated with adjacent uses, such as outdoor seating or merchant displays. A minimum of eighteen inches (18") shall be established adjacent to the throughway zone. Ground-surface materials differing in color and texture, coordinated with the look and character of the building, are highly encouraged to help differentiate general public and public/private spaces, while providing a visual aesthetic.
- B. Sidewalk cafés and other business activities shall be conducted within the frontage zone and, in some instances, depending on the conditions of the adjacent vehicle thoroughfare, may be conducted within the furnishings zone. Private furnishings permitted, may include seating and tables, private signage and merchandise displays.
- C. Overhanging elements such as awnings, canopies and signage may also occupy this zone and in some instances may extend over the clear pedestrian throughway. See standards for

building ornamentation and signage requirements within the JPA Overlay district for additional guidance on required clearances.

- D. Where the streetside passes a parking area, a buffer, such as a hedge or a low wall, shall be used to screen such areas from the frontage zone and to maintain an attractive frontage along the streetside. In these instances, the frontage zone should be widened to provide space for a hedge or a low wall, installed at a minimum of three feet (3') in height, with a visual screen up to 6 feet in height.

Sec. 15.3.4.11. Utilities.

Utilities shall be installed pursuant to all engineering standards adopted by the City of Auburndale and/or as approved by the City (consulting) engineer, except as expressly supplemented or modified under this section.

Sec. 15.3.4.11.1. Power and Communication.

- A. To preserve the natural landscape and enhance the aesthetic character of the JPA Overlay District, all new power and communication utility lines shall be installed underground.
- B. The undergrounding of existing overhead utility lines is encouraged as infill development and redevelopment occurs.

Sec. 15.3.4.11.2. Stormwater.

Stormwater management systems shall respect existing standards set forth in Chapter 8, Article 2 of this Code, except as expressly supplemented or modified under the regulations established for the JPA Overlay District. Figure 15.3-18 provides examples of desirable and undesirable stormwater ponds.

- A. Stormwater ponds and open drainage ways shall, in addition to serving necessary stormwater runoff, be designed to function as a visual amenity.
- B. Water tolerant trees and non-invasive aquatic vegetation are highly encouraged to be planted within stormwater pond(s).
- C. Features such as fountains may be utilized to create additional aesthetic value within retention ponds.
- D. Stormwater ponds may be incorporated into the design of any required landscaping or buffer yard. Facilities included as part of a buffer yard shall be designed to resemble natural features of the surrounding area and include a landscape buffer meeting the requirements of a "Type-A" buffer, as shown in Figure 15.3-10, *Landscape Buffer Types*. Plantings may be clustered around the pond. Species selection shall be consistent with species native to Polk County.



**Figure 15.3-18.
Stormwater Ponds**

Sec. 15.3.4.12. Outdoor Storage.

To maintain the aesthetic character of the JPA Overlay District all outdoor storage shall meet the following standards. Figure 15.3-19 provides illustration of outdoor storage options for various lot configurations.

- A. Outdoor storage shall be allowed to the rear and sides of the lot, except where prohibited.
- B. Outdoor storage forward of the front building line is prohibited.
- C. On corner lots, outdoor storage shall not extend forward of the front building line in the side yard.
- D. Outdoor storage shall be prohibited on through-lots.

- E. Outdoor storage for multiple buildings, within a project or on a parcel, shall be permitted in a manner consistent with the intent of Figure 15.3-19. Outdoor storage for multiple buildings shall only be permitted behind the front building line of the building that is farthest from any street.
- F. All outdoor storage shall be screened from off-site view.

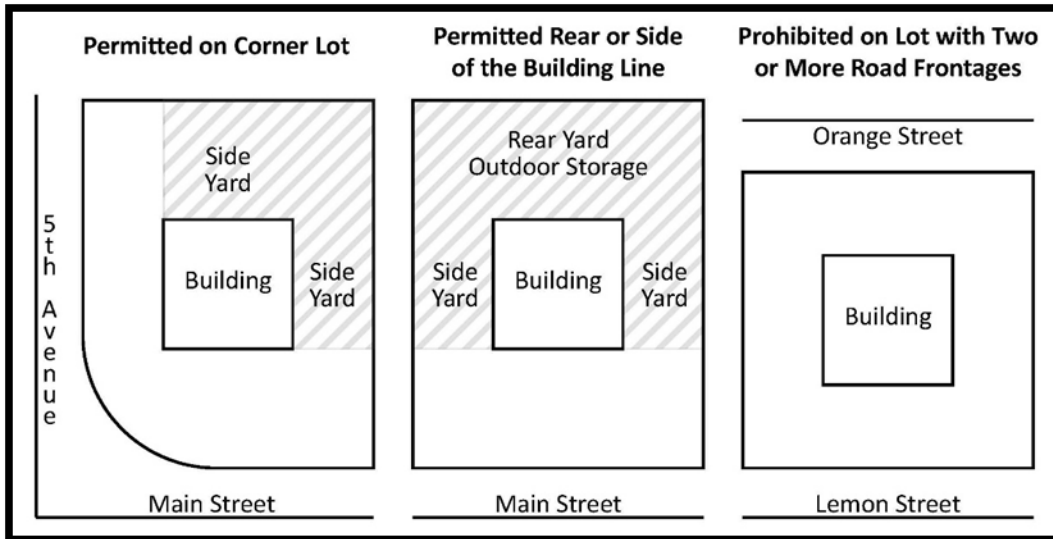


Figure 15.3-19.
Outdoor Storage

Sec. 15.3.4.13. Screening.

Screening techniques shall be used to soften the visual impacts of mechanical, utility, and other facilities and service elements within the JPA Overlay District. The following standards shall be applied.

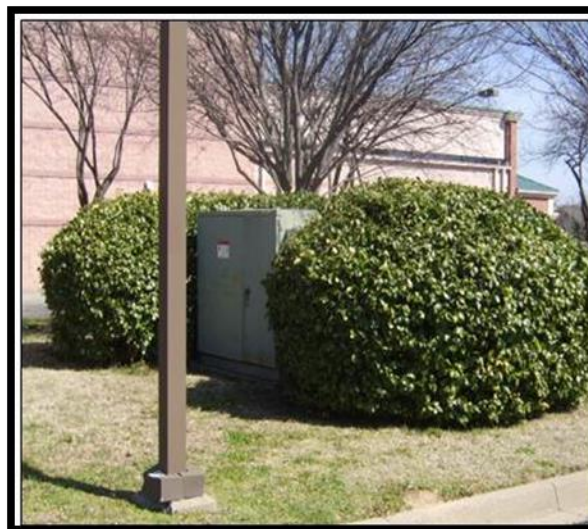
- A. Dumpsters shall be located to the side or rear of a development site and shall be fully contained within an enclosure constructed at a minimum height of 7-feet using durable building materials and colors, coordinated with the overall building design as illustrated in Figure 15.3-20. Site constraints which may hinder the access of solid waste vehicles in side or rear yards shall be considered when proposing the location of dumpster facilities on a development site.
- B. Ground-level utilities and mechanical equipment shall be screened using decorative elements or other constructed features coordinated with the look and character of the building on the site. Landscaping may also be used to screen such equipment as illustrated in Figure 15.3-21. Utility equipment shall not be located within a landscape island in a parking area. Consideration shall be given to accessibility for required service and maintenance of such facilities.
- C. Rooftop utilities and mechanical equipment, when visible from a public right-of-way or pedestrian-oriented space, shall be screened by architectural features like a parapet roof and/or painted to match the color of the building or roof. Figure 15.3-22 provides an illustration of what is desired and what is prohibited.

- D. Outdoor storage, loading and service areas shall be visual screened from off-site view. Consideration will be given to individual site constraints in the location and screening of loading and service areas.

- E. Vehicular parking areas shall be visually screened from off-site view. Screening of parking areas shall require a “Type-A” landscape buffer, unless stated otherwise within specific activity centers. The landscape buffer shall be installed in accordance with the general buffering standards provided in Sec. 15.3.4.6.1. A hedge or knee wall shall also be required to be installed/constructed at a minimum of three feet (3’) in height. Construction of a knee wall shall be consistent with adjacent architecture and meet the general requirements for walls in Sec. 15.3.4.7. An example of parking area screening is provided in Figure 15.3-23.



**Figure 15.3-20.
Dumpster Enclosure**



**Figure 15.3-21.
Ground-level Utilities Screening**



Figure 15.3-22.
Rooftop Utilities Screening



Figure 15.3-23.
Vehicular Parking Area Screening

Sec. 15.3.4.14. Low Impact Development.

Sec. 15.3.4.14.1. General.

All development within the JPA Overlay District is encouraged to incorporate Low Impact Development (LID) practices into design proposals. These practices help to provide mutual economic, environmental, stormwater management and aesthetic benefits. Implementation of LID practices can help to increase the developable area of a site by decreasing the size of traditional stormwater retention and detention areas. Examples of LID strategies include, but are not limited to the following.

- *Permeable pavement*: a hard, yet penetrable surface which reduces surface water run-off by allowing water to move thru the pavement surface and directly into the ground below.
- *Vegetated swales and landscape islands*: An alternative to traditional curb and gutter systems, where surface water run-off is purposely directed to landscaped infiltration points/areas along streets and within parking areas.

- *Green/Eco-roof systems:* These systems can significantly reduce the rate and quantity of stormwater run-off from a roof and provide buildings with thermal insulation and enhanced aesthetics.
- *Bio-retention basins and Rain gardens:* Small vegetative depressions in the landscape which collect and filter stormwater directly into the ground.
- *Stormwater reuse:* Engineered surface ponds and other catchment devices which store rainfall for future irrigation and potable water purposes. Small scale systems can include cisterns and rain barrels.

Sec. 15.3.4.14.2. LID Standards in Practice.

- A. *Eligibility.* Credits and incentives for implementing LID standards may be approved as set forth in this section, subject to the following, which must be included by an applicant as part of the development plan:
1. During the site plan and/or preliminary plat process the applicant must demonstrate that use of LID techniques proposed in the development plan addresses at least 50 percent of the site's post-development impervious area, calculated by a state licensed professional engineer based upon professionally acceptable methodology.
 2. All LID techniques must include provisions for maintenance and enforcement to ensure that the original design remains intact and continues to provide the benefits originally designed.
 3. Credits and incentives will be reviewed and may be approved, approved with conditions based on site conditions and proposed LID techniques, or denied by the Administrative Official, or his or her designee in accordance with the requirements of this section, and subsections B. and C. below.
- B. *Acceptable LID techniques to receive eligible incentive credits.* The following are determined to be acceptable LID techniques for which credit may be awarded:
1. *Shallow retention areas.* This category includes bio-retention areas, inverted landscape areas and planted retention areas, if these areas are less than two feet in depth and integrated within the landscaped area of a site.
 2. *Pervious pavement.* Pervious pavement techniques utilize a variety of materials and construction designs that allow movement of stormwater flow through sustainable material that contain pores and separation joints with eventual seepage into a base material. Types of pervious pavement include, but are not limited to, porous asphalt and concrete, plastic or concrete grid systems with gravel-filled voids, grass pavers/turf blocks and granitic gravel. Soft gravel, asphalt millings, mulch, crushed limerick or equivalent are not considered pervious pavement.

3. *Green roofs.* A green roof is a roof of a building that is partially or completely covered with non-invasive vegetation and a growing medium, planted over a waterproofing membrane. The purpose of a green roof is to absorb and treat rainwater, provide insulation, create habitat for wildlife and mitigate the heat island effect.
 4. *Resource efficient landscapes.* Resource efficient landscapes are Florida-friendly landscapes as defined by F.S. § 373.185. Resource efficient landscapes must use in-situ (on site) native soils, avoid soil compaction, provide wildlife habitat, reduce cover of turf grass species, use native plant species best adapted to the conditions present before planting and will not need supplemental water, fertilizer and pesticides once established.
- C. *Incentives for use of LID techniques.* The following incentives for implementing LID techniques may be approved during the site plan and/or preliminary plat process, where the requirements of this section are met:
1. Credit for shallow retention areas shall count toward the landscape requirements of Chapter 10, Sec. 10.6.1.3. at a ratio of one square foot of site landscape area for every one square foot of shallow retention area provided.
 2. Credit for use of pervious pavement techniques shall count toward the requirements of development sites requiring open space (i.e., big box retail development) at a ratio of one-half square foot of open space area for every one square foot of pervious pavement provided.
 3. Credit for green roof area shall count toward the requirements of development sites requiring open space (i.e., big box retail development) at a ratio of two square feet of open space area for every one square foot of green roof provided.
 4. Credit for use of resource efficient landscapes shall count toward the requirements of Chapter 10, Sec. 10.6.1.3. at a ratio of one and one-half square foot of landscape area for every one square foot of resource efficient landscape provided.
 5. Special consideration for exceptions to the irrigation requirements, pursuant to Sec. 15.3.4.6.2. may be given, based on alternative watering plans following best management practices in the State of Florida as determined by a landscaping professional and approved by the Administrative Official, or his or her designee.
 6. The following may be granted where the minimum 50 percent capture rate of post-development impervious area, calculated by a state licensed professional engineer based upon professionally acceptable methodology, can be justified
 - a. The number of vehicular parking spaces may be reduced by 25 percent below the standard parking requirement for the underlying zoning district.
 - b. An increase in FAR may be granted up to the maximum bonus allotment as specified within individual specific activity centers.

- D. *Application:* Developments wishing to incorporate LID practices into a site design shall be required to coordinate with the Administrative Official, or his or her designee. Additional coordination may be required with the State of Florida and the Southwest Florida Water Management District to meet engineering and permitting requirements.
- E. *Maintenance:* Maintenance shall be the responsibility of the facility owner unless any maintenance and easement agreements are executed.

Sec. 15.3.5. Big Box Retail Development.

The standards established in this section pertain to big box retail developments. For purposes of defining big box retail development, a big box is considered any building designed for or devoted to retail use and which is in excess of fifty thousand (50,000) square feet measured from inside the exterior walls.

Sec. 15.3.5.1. Dimensional Standards.

Dimensional Category	Yard Requirements (minimum in feet)	Landscape Buffer Requirement**
Front yard requirement*	200	Type-C (minimum 35-feet)
Rear yard requirement*	200	
Side yard requirement*	100	

*Varying yard requirements may be approved through the Planned Development process.

**Shall be installed in accordance with the general buffering standards provided in Sec. 15.3.4.6.1. A fence or wall shall be required when abutting residential.

Sec. 15.3.5.2. Site Coverage.

Big box stores shall not cover more than fifty (50) percent of the development site. Each big box store shall reserve at least thirty (30) percent of the site as landscaped open space (such space shall not be used for buildings, parking or streets).

Sec. 15.3.5.3. Design Standards.

A. Primary façade.

1. A maximum of two (2) façades will be considered primary façades, when more than two (2) façades of a building have frontage on public or private streets. The two (2) exterior façades with the most right-of-way exposure will adhere, to the extent possible, to the requirements of this section.
2. *Building entrances.* Buildings located along a public or private street or pedestrian right-of-way shall be designed with an entrance to the building or an entry courtyard facing or abutting the street or pedestrian right-of-way. Primary entryways shall include architectural detailing to make the entry distinctive and stand out, while remaining compatible with the overall architectural character of the building.
3. *Design standards.* The design of the primary façades shall include, at a minimum, two (2) of the following design features:
 - a. Glazing covering at a minimum thirty (30) percent of the primary façade area, consisting of window and glazed door openings.

- b. Projected, or recessed covered public entry providing a minimum horizontal dimension of eight (8) feet, and a minimum area of one hundred (100) square feet.
 - c. Covered walkway, or arcade (excluding canvas type). The structure shall be permanent, and its design shall relate to the principal structure. The minimum width shall be eight (8) feet, with a total length measuring sixty (60) percent of the length of the associated façade.
4. *Design features.* Each primary façade of a building shall include at least three (3) of the following treatments:
- Overhangs, minimum of three (3) feet.
 - Colonnades or arcades, a minimum of eight (8) feet clear in width.
 - Sculptured artwork.
 - Cornice minimum two (2) feet high with twelve (12) inch projection.
 - Peaked or curved roof forms.
 - Arches with a minimum twelve (12) inch recess depth.
 - Display windows.
 - Ornamental or structural architectural details, other than cornices, which are integrated into the building structure and overall design.
 - Columns or pilasters.

B. *Projections, Recesses and Massing.*

1. *Wall plane changes.* Any façade with horizontal length exceeding fifty (50) linear feet shall incorporate wall plane projections or recesses having a depth of at least three feet (3'), with a single wall plane limited to no more than sixty (60) percent of each affected façade.
2. All projections or recesses of forty feet (40') or more, shall be considered a separate façade, and shall meet the requirements for wall plane changes.

C. *Site design elements.* All projects shall have a minimum of two (2) of the following:

1. Decorative landscape planters or planting areas, a minimum of five feet (5') wide, and areas for shaded seating consisting of a minimum of one hundred (100) square feet.
2. Integration of specialty pavers, or stamped concrete along the building perimeter walkway. Said treatment shall constitute a minimum of sixty (60) percent of walkway area.
3. Water elements, a minimum of one hundred (100) square feet in area.
4. Two (2) canopy or understory trees per landscape code requirements, along the primary façade(s) with a minimum height of eighteen (18) feet at planting.

D. *Entryways/Customer entrance treatments.*

1. Entryway design elements are intended to give protection from the sun and adverse weather conditions. These elements are to be integrated into a comprehensive design style for the project.
2. Big box stores shall have clearly defined, highly visible, customer entrance(s). The customer entrance shall meet the following standards:
 - a. An outdoor patio area shall be provided adjacent to the customer entrance, with a minimum of two hundred (200) square feet in area. The patio area shall incorporate the following:
 - Benches or other seating components.
 - Decorative landscape planters or wing walls which incorporate landscaped areas.
 - Structural or vegetative shading.
 - b. Front entry shall be set back from a driveway or parking area by a minimum distance of fifteen feet (15').

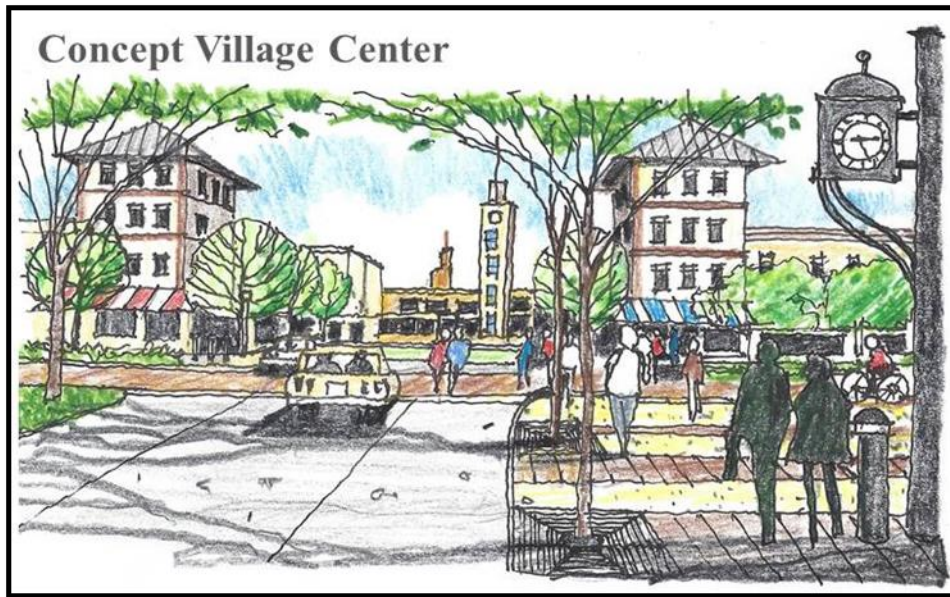
E. *Exterior Building Materials.* Exterior building materials contribute significantly to the visual impact of buildings on the community. Materials, including building colors shall be well designed and integrated into the comprehensive design style for the project. See Sec. 15.3.4.2.D. for suggested and prohibited surface material applications.

F. Structured parking garages are permitted and shall be designed in accordance with the standards provided in Section 15.3.4.4.D.

G. *Additional Standards and Requirements.*

1. At least one (1) side or the front of a big box development site shall abut an arterial or collector roadway, and at least one (1) access point for vehicular ingress and egress to and from the big box development site shall be located on an abutting arterial or collector roadway.
2. Big box developments are encouraged to maximize energy and water efficiency; protect air and water quality; and reduce solid waste, utilizing best energy management practices as outlined by the U.S. Green Building Council (USGBC), or ENERGY STAR (joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy).
3. Overnight/long-term (more than eight (8) consecutive hours) parking, RV parking, temporary/portable storage containers, and tractor-trailer/semi-truck parking, other than active customer and/or employee parking, are prohibited in big box development parking lots. Signs must be conspicuously displayed which state: "No overnight or long-term parking allowed. Violators subject to fines, towing, or both."

Sec. 15.3.6. Village Center Development.



Sec. 15.3.6.1. Purpose and Intent.

The purpose is to create a single, unified and integrated development using new urbanism concepts and architectural plans and features that relate to pedestrian concerns and human scale. The Village Center is intended to provide a sense of place with a diverse mix of uses, housing, open space and employment opportunities. An integrated system of paths and walks shall be integrated into the master plan to promote walking and bicycling as healthy alternatives to vehicular use. An overall development plan as part of a PD will be required to assure that the Village Center will be planned and developed in a comprehensive and coordinated manner even though there may be multiple property owners.

Sec. 15.3.6.2. Dimensional Standards.

Dimensional Category	Dimensional Requirement (feet)		Landscape Buffer Requirement+
	Minimum	Maximum	
Yard requirements for Internal Streets*	18 (from the back of curb)**	25 (from the back of curb)**	N/A
Side yard requirements	0		N/A
Block Length	400 (maximum)		N/A
Minimum Building & Parking Yard Requirements From Village Center Boundary	25 (Minimum)		Type-B

*Varying yard requirements may be approved through the Planned Development process.

**See Figure 15.3-24 for an example of building setbacks for internal streets.

- + Shall be required between any non-residential use that directly abuts residential and shall be installed in accordance with the general buffering standards provided in Sec. 15.3.4.6.1.
- A. *Maximum Building Height.* The maximum building heights for uses within the Village Center shall be seventy feet (75') or seven stories.
- B. *Maximum Impervious Surface Area.* The maximum Impervious Surface Area (ISR) shall be 80 percent.

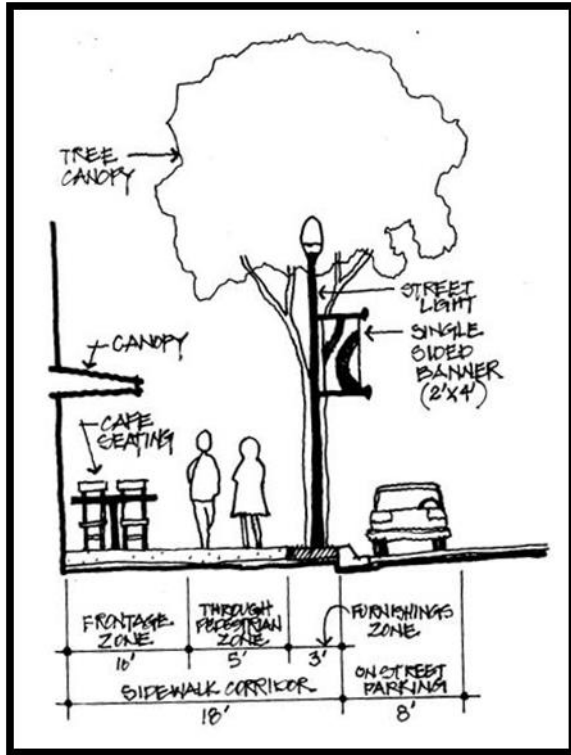


Figure 15.3-24.
Building Setbacks for Internal Streets

Sec. 15.3.6.3. Design Standards.

Development within the Village Center shall adhere to all Development Guidelines and Design Standards in Sec. 15.3.3. and Sec. 15.3.4, in addition to the standards provided below. If there is a conflict between these sections, the provisions of this section shall apply.

- A. The primary entry road into the Village Center shall have a pedestrian-friendly “Main Street” appearance and not a strip commercial type approach of building organization.
- B. The identity of the “main street” shall be reinforced by a pedestrian oriented streetscape including wide sidewalks, a coordinated street lighting scheme and street trees. The sidewalks should facilitate walking, window shopping, and dining. The architecture, hardscape, landscape and activities should be interesting to encourage community interaction.

- C. The primary pedestrian entry shall be from the street front of a building. Secondary entries are permitted on the sides of buildings. All service shall be in the rear of buildings.
- D. The Village Center shall include a square or plaza with walkways, landscaping, benches and water or public art feature to encourage community interaction. The square or plaza shall be a clear focal point for the center. The square or plaza shall be sized to have an appropriate relationship with surrounding buildings to have an intimate, human scale. Any public open space shall be accessible via pedestrian connections from public sidewalks or parking areas.
- E. The streetside corridor shall be a minimum of eighteen feet (18') wide from the back of the curb to the face of the building. See Figure 15.3-24 for an example of streetside setbacks. The streetside corridor shall be established per the *Streetside Principles* provided in Sec. 15.3.4.10.
- F. Building ornamentation, such as balconies, awnings, covered entrances, roof overhangs and other such design features may encroach into the frontage zone or over sidewalks. See additional requirements for *Building Ornamentation* in Sec. 15.3.4.9.
- G. Appropriate scale canopy street trees shall be planted thirty-five (35) to forty-five feet on center within the furnishings zone. Tree grates or guards shall be used.
- H. Benches and trash receptacles of a consistent design may be placed in the furnishings zone. Other furnishings may be appropriate such as planters, large pots containing plants, kiosks, or public art. Coordinated seasonal banners of a consistent design and/or hanging plant baskets may be attached to light poles along the streets. Advertising for individual businesses may not be affixed to light poles or benches.
- I. *Parking.*
 - 1. Parking areas shall be located to the rear or side-street or internal street rather than on "main street," unless on-street parking is utilized as part of the development plan. When parking areas are located adjacent to a side street or internal street, the parking area shall be screened in accordance with Sec. 15.3.4.13.E.
 - 2. On-street parking may be established on all streets in the Village Center. See additional requirements for *On-street Parking* in Sec. 15.3.4.4.1.
 - 3. Structured parking garages are permitted and shall be designed in accordance with the standards provided in Section 15.3.4.4.D. Parking garages may face the "main street" but vehicle access to the parking garage shall be accommodated from a rear or side street.

Sec. 15.3.7. Activity Centers.

A. *General.* The development of “Activity Centers” is a strategic part of the implementation and realization of the JPA Overlay District. Activity Centers are focused areas of development designed to promote specific outcomes by providing for a range of activities and a mix of development types. The standards contained herein have been designed to promote the following:

- New places for employment;
- New places to shop, eat, and entertain;
- A range of housing types and configurations;
- New destinations within a short distance of existing neighborhoods and amenities;
- Opportunities to increase walking, biking, and transit use; and
- More efficient use of existing public infrastructure.

B. *Applicability.* The following Activity Centers are identified within the JPA Overlay District:

- Regional & Tourism Commercial Activity Centers
- Commercial Activity Centers. These include the following:
 - Community Activity Centers
 - Neighborhood Activity Centers
 - Commercial Corridors
 - Convenience Centers
- Business Park Center

Sec. 15.3.7.1. Regional & Tourism Commercial Activity Centers.



Sec. 15.3.7.1.1. Purpose and Intent.

The purpose and intent of the Regional Activity Center (RAC) and Tourism Commercial Center (TCC) is to promote and facilitate mixed-use developments containing residential, commercial and office uses, hospitality uses, regional shopping centers, and other regional and tourist-based attractors, to accommodate regional needs.

Sec. 15.3.7.1.2. Dimensional Standards.

Dimensional Category		Residential		Non-Residential		Landscape Buffer Requirement**
		Min. (feet)	Max. (feet)	Min. (feet)	Max. (feet)	
Interior of site	Front yard requirement*	5	15	0	15	N/A
	Rear yard requirement*	10		0		N/A
	Side yard requirement*	5	10	0		N/A
	Separation of residential units/buildings	10		N/A		N/A
	Separation of nonresidential and residential uses	50				Type-B
Perimeter of RAC Boundary	Yard requirement (abutting residential)	65 (minimum)				Type-C
	Yard requirement (abutting a public right-of-way)	25 (minimum)				Type-B

*Varying yard requirements may be approved through the Planned Development process.

** Shall be installed in accordance with the general buffering standards provided in Sec. 15.3.4.6.1. A fence or wall shall be required when abutting residential.

- A. All sides of a lot adjacent to streets shall be considered frontage.
- B. *Maximum Building Height.*
 - Attached Housing, Hotels/Motels – 75-feet
 - Detached Housing – 35-feet (2 ½ stories)
 - Non-residential – 75-feet
- C. *Maximum Floor Area Ratio.* The maximum Floor Area Ratio (FAR) for non-residential development is 0.50. FAR bonuses may be granted, up to an FAR of 1.0, when LID standards are implemented. All density and intensity regulations specific to areas located within the Green Swamp Area of Critical State Concern supersede any such regulations in this section.
- D. *Standards for “Big Box” Retail Development.* Design standards for big box retail development shall meet specific standards set forth in Sec. 15.3.5.
- E. Development Standards for “Village Centers. Village Center style developments shall meet specific development requirements set forth in Sec. 15.3.6.

Sec. 15.3.7.1.3. Design Standards.

- A. The primary entryway/boulevard into an RAC or TCC shall be landscaped, and may include a landscaped entryway median and identification signage consistent with *Signage* and *Landscaping* requirements under Sec. 15.3.4.5 and Sec. 15.3.4.6.

B. Parking.

1. Where parking areas abut a street, the parking area shall be screened in accordance with Sec. 15.3.4.13.E.
2. On-street parking may be established within the RAC and TCC. See additional requirements for *On-street Parking* in Sec. 15.3.4.4.1.
3. Structured parking garages are permitted and shall be designed in accordance with the standards provided in Section 15.3.4.4.D.

Sec. 15.3.7.2. Commercial Activity Centers.



Sec. 15.3.7.2.1. Purpose and Intent.

Commercial Activity Centers include Community Activity Centers, Neighborhood Activity Centers, Commercial Corridors and Convenience Centers. These activity centers are intended to be designed to accommodate the shopping, business and service needs of residents of the City and surrounding area population. An integrated system of paths and walks shall be integrated into these development areas to provide pedestrian access and connectivity to the Greater Auburndale Area.

Sec. 15.3.7.2.2. Dimensional Standards.

Dimensional Category	Residential		Non-Residential		Landscape Buffer Requirement
	Minimum (feet)	Maximum (feet)	Minimum (feet)	Maximum (feet)	
Yard requirement along collector roadway*	15	45	15	45	See Provision 15.3.7.2.2.E.
Yard requirement along local roadway*	10	20	10	20	
Rear yard requirement*+	10		0		Type-C
Side yard requirement*+	5	10	0		Type-C

*Varying yard requirements may be approved through the Planned Development process.

+ Shall be required between any non-residential use that directly abuts residential and shall be installed in accordance with the general buffering standards provided in Sec. 15.3.4.6.1. Yard requirements for building setbacks will need to adjust accordingly to accommodate landscape buffer requirements.

- A. All sides of a lot adjacent to streets shall be considered frontage.
- B. *Maximum Building Height.* The maximum building height for non-residential uses shall be 75-feet.
- C. *Maximum Floor Area Ratio.* The maximum Floor Area Ratio (FAR) for non-residential development is 0.50. FAR bonuses may be granted, up to an FAR of 1.0, when LID standards are implemented. All density and intensity regulations specific to areas located within the Green Swamp Area of Critical State Concern supersede any such regulations in this section.
- D. *Standards for “Big Box” Retail Development.* Design standards for big box retail development shall meet specific standards set forth in Sec. 15.3.5.
- E. Development abutting a collector roadway shall provide a landscape strip at least five feet (5’) wide with a minimum of one (1) canopy or understory tree and seven (7) shrubs for each 30 linear feet of collector roadway frontage, or fraction thereof. Such plantings shall be coordinated so as to complement building entranceways, storefront windows, signage and other architectural features of the streetside building façade. Landscape buffers for big box retail development shall adhere to specific buffering requirements set forth for in Sec. 15.3.5.

Sec. 15.3.7.2.3. Design Standards.

Development within Commercial Activity Centers shall adhere to all Development Guidelines and Design Standards in Sections 15.3.3 and 15.3.4, in addition to the standards provided below.

- A. Balconies, awnings, covered entrances, roof overhangs and other such design features are encouraged and may encroach into the frontage zone of sidewalks.

B. Benches of a consistent design may be placed in the furnishings zone. Other furnishings may be appropriate such as planters, large pots containing plants, kiosks, or public art. Coordinated seasonal banners of a consistent design and/or hanging plant baskets may be attached to light poles along the streets. Advertising for individual businesses may not be affixed to light poles or benches.

C. *Parking*

1. Parking is encouraged to be located to the rear or side-street or internal street rather than the main frontage roadway. A single row of parking spaces may be established within the front yard of the development site.
2. Where parking areas abut a street, the parking area shall be screened in accordance with Sec. 15.3.4.13.E.
3. Structured parking garages are permitted and shall be designed in accordance with the standards provided in Section 15.3.4.4.D.

D. *Signage*. Signage shall meet all applicable sign requirements provided in Sec. 15.3.4.5.

Sec. 15.3.7.3. Business Park Center



Sec. 15.3.7.3.1. Purpose and Intent.

Business Park Centers (BPC) are intended to provide opportunities for employment centers, designed in an attractive park-like environment with landscaping and architectural amenities that create a sense of place and an aesthetically attractive urban development.

The BPC is intended for land use activities conducted entirely within enclosed structures with the exception of loading, unloading, and outdoor storage activities, where permitted.

Sec. 15.3.7.3.2. Dimensional Standards.

Dimensional Category	Non-Residential (feet)	Landscape Buffer Requirement**
	Minimum	
Yard requirement along arterial or collector roadways, unless otherwise stated*	150	Type-C (minimum 35-feet)
Yard requirement along Interstate-4*	50	Type-C (minimum 25-feet)
Yard requirement from internal roadway*	45	Type-C (minimum 25-feet)
Building separation requirement*+	10	N/A

*Varying yard requirements may be approved through the Planned Development process.

** Shall be installed in accordance with the general buffering standards provided in Sec. 15.3.4.6.1. A fence or wall shall be required when abutting residential.

+Buildings may require greater separation depending on building location(s), size and scale.

- A. All sides of a lot adjacent to streets shall be considered frontage.
- B. *Maximum Building Height.* The maximum building height for non-residential uses shall be 75-feet.
- C. *Maximum Floor Area Ratio.* The maximum Floor Area Ratio (FAR) for non-residential development is 0.75. FAR bonuses may be granted, up to an FAR of 1.5, when LID standards are implemented. All density and intensity regulations specific to areas located within the Green Swamp Area of Critical State Concern supersede any such regulations in this section.
- D. Buildings larger than 500,000 SF shall be required to go through the Planned Development process.

Sec. 15.3.7.3.3. Design Standards.

Development within the Business Park Centers shall adhere to all Development Guidelines and Design Standards in Sections 15.3.3 and 15.3.4, in addition to the standards provided below. The following design standards are intended to provide compatibility with and protection to surrounding residential and commercial properties by minimizing, noise, glare, vibration, odors, airborne particulate, and toxic substances.

- A. The primary entry shall be from the street front of a building. Secondary entries are permitted on the sides of buildings.
- B. All service areas, including truck courts, loading and unloading areas shall be located to the sides and rear of buildings, along the Interstate-4 corridor, or internal to the development site. Service areas shall be strictly prohibited from having frontage on CR 559-A.

- C. Overhead service doors shall not be permitted on the front façade of any building that has frontage on an arterial or collector road, not including Interstate 4. Overhead service doors shall not be permitted on the front façade of any building facing a residence or a residential land use.
- D. Loading docks and overhead service doors shall be designed to be compatible with the architecture of the principal building. Loading docks shall be screened from all frontage roads, including Interstate-4. Screening shall require a “Type C” landscape buffer, a minimum of 25-feet in width, and shall be installed in accordance with the general buffering standards provided in Sec. 15.3.4.6.1.
- E. Treatment of all screen walls and service areas shall be compatible with the architecture of the principal building. All roof-mounted mechanical equipment shall be screened from view by a parapet wall along the top of the roof.
- F. *Outdoor Storage.* Outdoor storage is only permitted as an accessory use and shall comply with the requirements of Sec. 15.3.4.12. In addition, outdoor storage shall meet the following requirement:
 - 1. Be located behind the rear building line and adequately buffered from users of any roadway and adjacent residents.
 - 2. Be at a minimum of 50 feet from any lot line.
 - 3. All speakers shall be setback 100 feet from any adjacent or adjoining residential use or residential land use district.
 - 4. All speakers shall be directed away from any adjacent or adjoining residential use or residential land use district.

Sec. 15.3.7.3.4. Building Design and Architectural Standards.

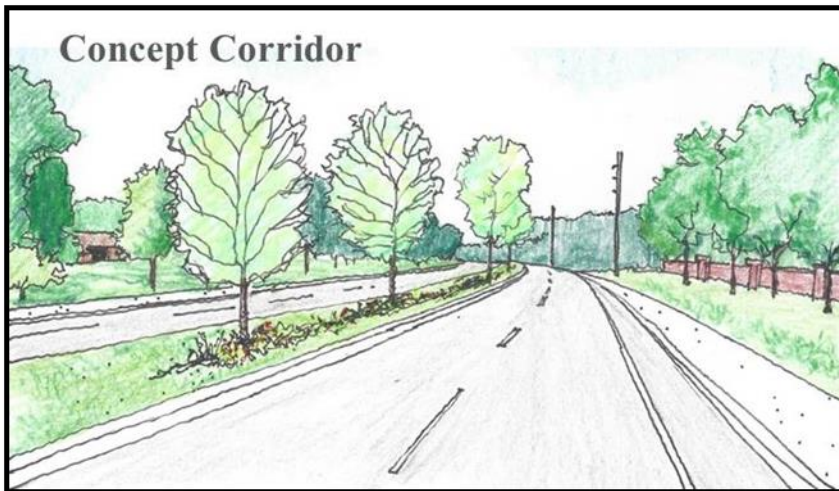
- A. *Exterior Building Materials.* Exterior building materials contribute significantly to the visual impact of buildings on the community. Materials, including building colors shall be well designed and integrated into the comprehensive design style for the project. See Sec. 15.3.4.2.D. for suggested and prohibited surface material applications.
- B. *Primary façades.*
 - 1. Buildings located along a public or private street or pedestrian right-of-way shall be designed with an entrance to the building or an entry courtyard facing or abutting the street or pedestrian right-of-way. Primary entryways shall include architectural detailing to make the entry distinctive and stand out, while remaining compatible with the overall architectural character of the building.
 - 2. *Design features.* The design of the primary façades shall include the following:

- a. Glazing covering at a minimum thirty (30) percent of the primary façade area, consisting of window and glazed door openings.
 - b. Projected, or recessed covered public entry providing a minimum horizontal dimension of eight (8) feet, and a minimum area of one hundred (100) square feet.
 - c. Clearly identifiable separation lines between the first and upper floors shall be expressed through the use of color and/or other architectural treatments. Separation lines shall have a minimum vertical dimension 12 inches (12”), projected outward or recessed from the wall two inches (2”).
 - d. A kickplate shall be applied at the base of the building with a minimum vertical dimension of three feet (3’). The kickplate shall be expressed with a textured building material.
 - e. Varying roof heights shall be applied to provide additional visual interest. Architectural rhythm should be considered in the design of roof heights and should be coordinated as best as possible with those of adjacent existing or planned buildings.
3. *Variation in massing.*
- a. A single, large, dominant building mass shall be avoided. Changes in mass shall be related to entrances, the integral structure and the organization of interior spaces and activities, and not merely for cosmetic effect. False fronts or parapets create insubstantial appearance and are discouraged.
 - b. Any façade with a horizontal length or width exceeding fifty (50) linear feet shall incorporate wall plane projections or recesses having a depth of at least three (3) feet. Each variation in the building’s façade shall not exceed sixty (60) percent of the total horizontal length or width of the building.
4. *Site design elements.* All projects shall have a minimum of two (2) of the following:
- a. Decorative landscape planters or planting areas, a minimum of five (5) feet wide, and areas for shaded seating consisting of a minimum of one hundred (100) square feet.
 - b. Integration of specialty pavers, or stamped concrete along the building perimeter walkway. Said treatment shall constitute a minimum of sixty (60) percent of walkway area.
 - c. Water elements, a minimum of one hundred (100) square feet in area.
 - d. Two (2) canopy or understory trees per landscape code requirements, along the primary façade(s) with a minimum height of eighteen (18) feet at planting.

5. *Windows and entrances.*
 - a. Windows shall not be false or applied. Spandrel panels in curtain wall assembly are allowed, but may not be included in the maximum glazing required for primary façade.
 - b. The first floor of primary façades shall utilize transparent windows for no less than thirty (30) percent of the horizontal length of the building façade. The bottoms of such windows shall be no more than three (3) feet above the walkway grade and the tops of such windows shall not be less than eight (8) feet above the walkway grade.
6. *Signage.* Signage shall meet all applicable sign requirements provided in Sec. 15.3.4.5.
7. *Parking.* Parking shall be provided to meet the needs of the uses in an efficient manner that best suits the community collectively through optional methods such as shared parking and alternative pavement.
 - a. Parking spaces may be established within the front yard of the development site.
 - b. Where parking areas abut a street, a “Type-C” buffer, with a minimum width of 25-feet shall be required. The buffer shall be installed in accordance with the general buffering standards provided in Sec. 15.3.4.6.1.
 - c. Structured parking garages are permitted and shall be designed in accordance with the standards provided in Section 15.3.4.4.D.
 - d. All landscaping within parking areas shall meet the *Landscaping* requirements in Sec. 15.3.4.6.
 - e. Florida-Friendly landscaping and native plant materials are encouraged to be incorporated into the parking lot landscaping.
 - f. No more than 50 percent of the required plantings shall be of any one species.
 - g. The minimum landscaping for each lot shall be provided within the interior of a required paved off-street parking area as follows:
 1. A parking island shall be required for each 16 parking spaces.
 2. Each aisle of parking spaces shall be terminated by landscaped islands which measure not less than nine feet in width, as measured from the face of curb to face of curb, and not less than 18 feet in length, At least one canopy tree shall be planted in each terminal island.
 3. Mandatory terminal islands shall be surrounded with a continuous raised curb.

4. Landscaped divider medians may be used to meet interior landscape requirements. If divider medians are used, they shall form a continuous landscaped strip between abutting rows of parking spaces. The minimum width of divided medians shall be a minimum six foot wide, as measured from the face of curb to face of curb. One under story tree shall be planted for each 30 linear feet of divided median, or fraction thereof. Trees in a divided median may be planted individually or in clusters. The maximum spacing between clusters shall be 60 feet.
5. A minimum six foot wide divider median, as measured from face of curb to face of curb, shall be required every fourth bay of parking. A minimum of one understory tree shall be planted for each 30 linear feet of divider median. An alternative option, three diamond shaped islands may be substituted for the continuous six foot wide divider median.
6. Optional interior islands and divider medians shall be protected by curbing or wheel stops.
7. Each parking bay shall have no more than ten continuous parking spaces unbroken by a landscape island that shall be the width of a parking space, as measured from face of curb to face of curb.
8. Landscape areas shall be located in such a manner as to divide and break up the expanse of paving and to guide traffic flow.
9. LID standards are encouraged to be used within parking areas.

Sec. 15.3.8. Corridors



Sec. 15.3.8.1. Purpose and Intent.

To provide a unified, aesthetically landscaped thoroughfare along arterial or collector roadway segments between established activity centers within the JPA Overlay District. The intent of these regulations is to create a complementary sense of place, outside of the identified activity center

zones, which bind together the overall theme and character of the entire overlay district. Design standards established for those lands that develop along such thoroughfares shall contribute to the attractiveness and aesthetic quality of the district, further enhancing the economic vitality of the area.

Sec. 15.3.8.2. Applicability.

The standards provided herein shall apply to the perimeter treatments of developments that directly abut a public right-of-way, except as expressly supplemented or modified for specific activity centers located within the JPA Overlay District. The provisions in this section do not apply to individual single- and two-family residential lot development.

Sec. 15.3.8.2. Corridor Landscaping Standards.

Corridor landscaping shall be interpreted to mean the buffer yard of a development site that is established along a public right-of-way and not within an identified activity center. The following standards shall apply.

- A. A “Type-C” landscape buffer is required to be installed along all designated arterial and collector roadways and shall be installed in accordance with the general buffering standards provided in Sec. 15.3.4.6.1.
- B. Plantings materials, including installation and irrigation shall meet the *Landscaping* requirements provided in the Sec. 15.3.4.6.
- C. No more than 50% of the required plantings shall be of any one species.
- D. No fence, wall, vegetative planting, earthen berm, or other visual obstruction shall be established near intersecting roadways and driveways, where such buffering would impede on clear visibility and the safe movement of pedestrian and vehicular traffic.
- E. Buffer yards shall not occupy any portion of an existing, dedicated, or reserved public right-of-way, unless a landscape maintenance agreement is approved by the City.
- F. Residential subdivisions shall be required to provide a perimeter fence or wall as part of the buffer yard requirement along public rights-of-way.
- G. Where a fence or wall is used as part of a buffer yard the following shall apply:
 - 1. Construction and installation shall meet the design standards for *Fences and Walls* as provided in Sec. 15.3.4.7.
 - 2. Fences and walls shall be a minimum of six feet (6’) in height and a maximum of eight feet (8’) in height.
 - 3. Trees and other vegetative plantings may be clustered so as to accentuate articulations of the fence or wall.

4. No perimeter fence or wall shall be located nearer than ten feet (10') of a property line, public sidewalk or other pedestrian pathway.
- H. Where proper drainage of a development site allows, stormwater ponds may be established as part of the buffer yard. Where a stormwater pond is incorporated as part of the buffer yard, the following shall apply:
1. The design shall meet the *Stormwater* requirements as established in Sec. 15.3.4.11.2.
 2. The buffer yard area shall be a minimum of fifteen feet (15') wide.
 3. A minimum of two (2) canopy trees and three (3) understory trees shall be planted for every thirty-five feet (35') of linear stormwater pond established. Additional trees may be planted within or adjacent to the stormwater pond.

ARTICLE 4. THE LAKES DISTRICT PLANNING AREA

PART 1. – THE LAKES DISTRICT ESTABLISHED, INTRODUCTION AND PURPOSE

Sec. 15.100. - Title.

Chapter 15, Article 4 shall be entitled "The Lakes District Planning Area" and is part of the City of Auburndale's "Land Development Regulations".

Sec. 15.101. - Relationship to the Comprehensive Plan.

The regulations and requirements herein set forth have been established in accordance with the City of Auburndale Comprehensive Plan.

Sec. 15.102. - Purpose.

The purpose of these zoning and design guidelines and standards is to create a master planned, peaceful, beautiful, and balanced community in the Lakes District area with the characteristics of traditional "Auburndale". Further, it is the intent of these standards to provide for streets that are convenient and comfortable for biking and walking, allow for parks that are a focus for public activity, and support the life and vitality of a small town that can be enjoyed by its residents.

The City identified the Lakes District as an area of growth with surrounding employment generators. A full range of uses, services, amenities, and activities are planned in the Lakes District to fill the needs of the future population. In order to build and sustain a viable community, development shall feature a mixture of zoning districts which allow for increased accessibility, diversity, and opportunities for social interaction within the context of an integrated framework of open spaces.

This code represents a coordinated effort to plan for the area using the rural to urban transect as a model for development, providing an opportunity to create a unique, master planned image and character that is identifiable to visitors and residents. Similar to more established communities, the Lakes District should be immediately identifiable by the pattern of residential districts that have community focal points known as village centers; by the trees planted along major boulevards and the scale of local streets; and by the proximity to nature and open spaces. These guidelines and standards establish the framework for such a community to evolve.

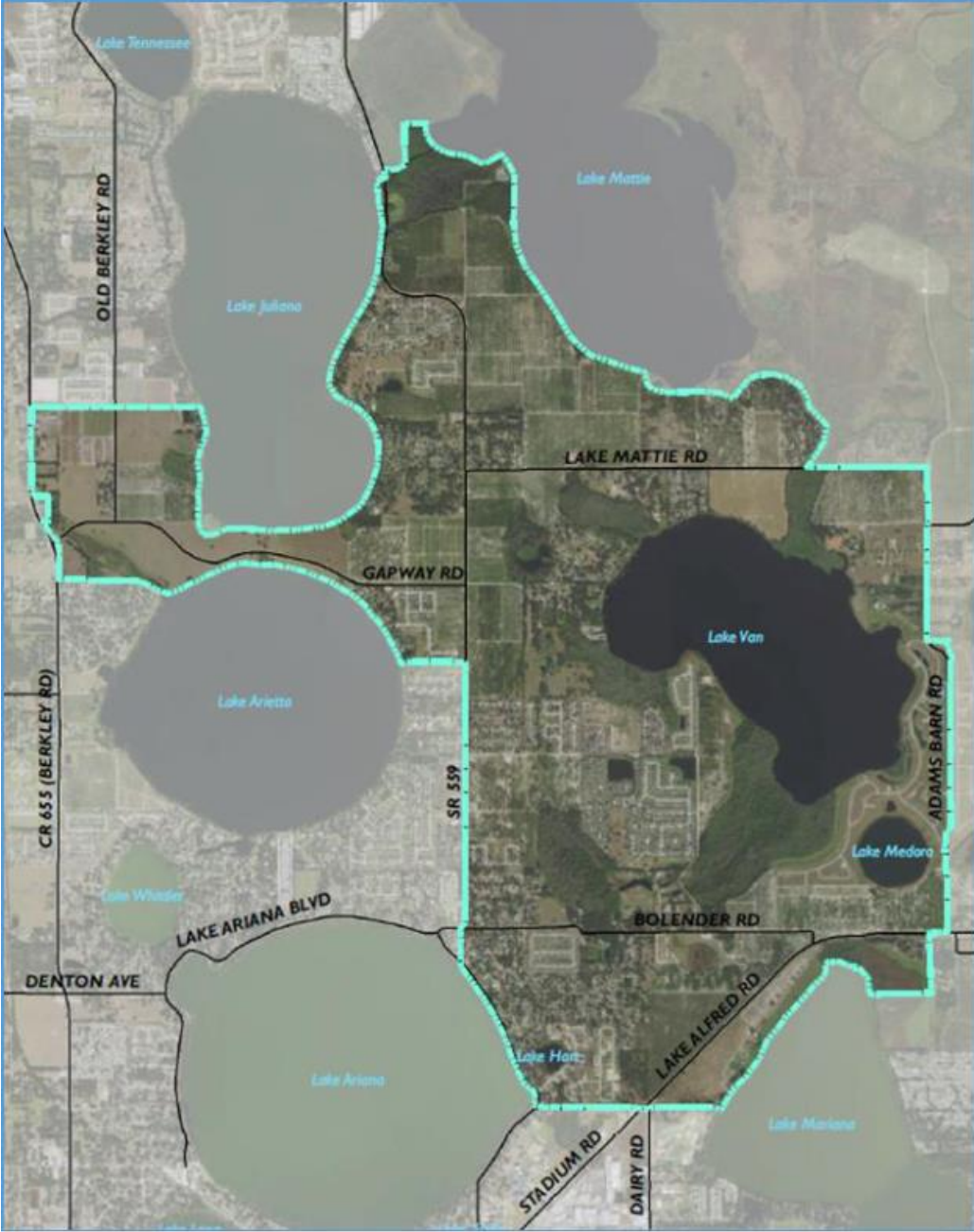
- (f) streets laid out as an interconnected network, forming coherent blocks where building entrances front the street rather than parking lots. Provision of bicycle/pedestrian connections as necessary to directly connect to nearby uses.
- (g) the celebration of public space. Civic buildings, such as government offices, community centers, churches and libraries shall be sited in prominent locations which are accessible to residents. Open spaces, such as parks, playgrounds, squares, and greenbelts shall be located at accessible locations throughout a neighborhood.
- (h) cohesive urban design which builds civic pride, enhances community identity, and reinforces the vision of the Lakes District.

Sec. 15.105. - The Lakes District - Master Plan Map.

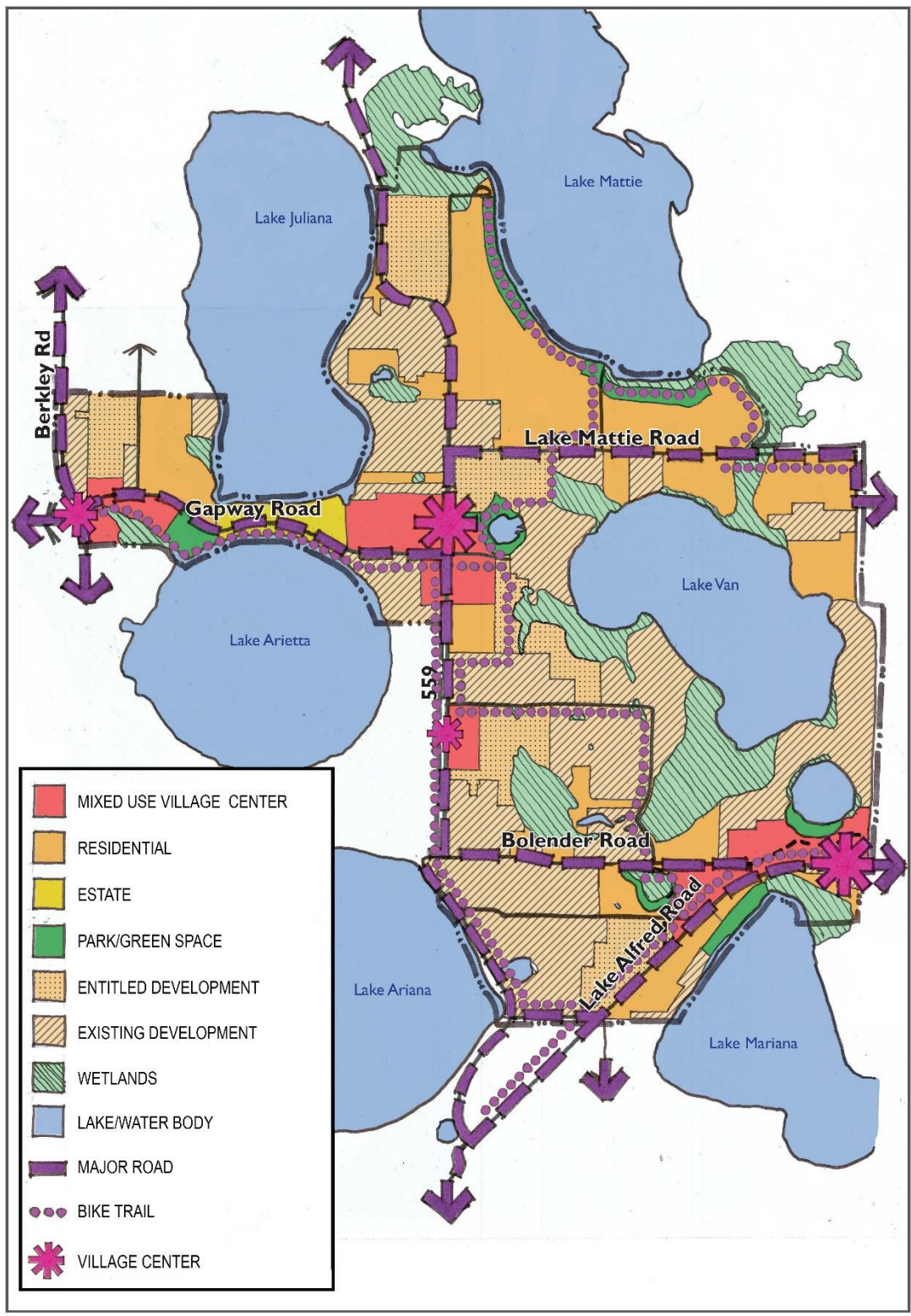
The Lakes District - Master Plan Map (Map 15.2) works in conjunction with the Comprehensive Plan, and the proceeding guidelines and standards to visually illustrate the concepts of the overall planning effort. The Master Plan Map provides a tool for public and private entities to approach the physical structure and building of this new community. Special development standards are retained within Sec. 15.404. for proposed development within the Green Swamp Area of Critical State Concern.

The Master Plan Map shows the locations of major natural and ecological features; existing and proposed highways and roads; locations for Village Centers; as well as various zonings proposed in the Plan area. Compact and mixed-use development patterns take place in the Village Centers and include residences, offices, retail and civic uses.

While the locations of the elements in the Plan are conceptual, the number and relative size of the particular zones shall be considered accurate.



MAP 15.1 – The Lakes District Boundary



MAP 15.2 – The Lakes District – Master Plan Map

PART 2. – ZONING GUIDELINES AND STANDARDS

Sec. 15.200. – Zoning Districts.

The following guidelines and standards are organized by zoning district. Coupled with the applicable Comprehensive Plan Policy Framework, they describe the fundamental planning principles that guide site planning for each zoning category, as well as the required mix of uses, configuration, and intensity of development. Though each zoning category has a base density of 6 dwelling units per acre development must comply with the guidelines and standards associated with the individual zoning district, potentially limiting the realistic building potential. The following zoning categories are used on the Master Plan Map (Map 15-2):

(a) *Mixed Use Centers.*

1. *Village Center (VC District).* VC districts shall be developed as important destinations for groups of Residential Neighborhoods, providing a variety of shops, services, restaurants, and civic facilities that serve the needs of the surrounding neighborhoods. Village Centers have a base density of 6 dwelling units per acre which may be increased through the Transfer of Development Rights (TDR) process described in 15.401. Village Centers are a TDR receiving zone.



(b) *Neighborhoods.*

1. *Residential Neighborhood (RN).* The majority of housing in the Lakes District Master Plan area shall be located in Residential Neighborhoods, identified as Residential on Map 15-2. These medium to low density areas shall be scaled to the needs of pedestrians, with local destinations, such as Centers, schools, and community parks, within walking distance.

Residential neighborhoods have a base density of 6 dwelling units per acre. Residential Neighborhoods may be a TDR sending zone and receiving zone.



2. *Estate Residential (ER)*. In certain Residential Neighborhood areas within the Lakes District area, a more rural development pattern which recognizes unique environmental conditions may be appropriate, identified as Estate on Map 15-2. Estate Residential neighborhoods have a base density of 6 dwelling units per acre. Lands in these areas may be a TDR sending zone.



(c) *Other*.

1. *Parks/ Open Space*. This zoning category is applied to proposed locations for parks and other open space (community, neighborhood, plazas, and greens) or institutional uses. Lands in these areas may also be a TDR sending zone and have a base density of 6 dwelling units per acre.



2. *Conservation Network (CN)*. The Conservation Network establishes an interconnected open space system that protects wetland communities and habitat for numerous common and protected wildlife species while allowing passive recreation uses such as pedestrian and bike trails where appropriate. Lands in these areas may be a TDR sending zone and have a base density of 6 dwelling units per acre.

Sec. 15.201. - Mixed Use Center Guidelines and Standards.

There is one type of mixed-use center within the Lakes District. More detailed building type, street, and open space standards apply in the mixed-use centers, as identified in subsequent Parts. Village Centers are encouraged to develop as a series of complete blocks within interconnected streets. Each Village Center must contain a minimum mix of the different block types: mixed-use, residential, or civic. The different block types each have standards for maximum size, allowable uses, minimum intensity or FAR (floor area ratio), minimum building street frontage, building height, and parking ratios which are identified in Figure 15-1. In addition, the following descriptions pertain to the variables in Figure 15-1:

- (a) *Block Size.* Areas are calculated net of surrounding streets and wetlands setbacks.
- (b) *Allowable Use.* Permitted land uses are shown in Figure 15-1, uses not listed may be permitted through the planned development process.
- (c) *Prohibited Use.* Prohibited uses are shown in Figure 15-1, uses not listed may be permitted through the planned development process.
- (d) *Density and FAR.* Density and FAR are based on the net block size and measured per block. For the mixed-use blocks, the residential square footage shall be added to the commercial development for a total block FAR.
- (e) *Minimum Building Frontage.* Minimum Building frontage shall be measured on each street adjacent to the developable block. The percent frontage shall include the linear feet of building within 20 feet of the edge of street ROW. In addition, 20% of the frontage area can be comprised of plazas or pedestrian accessible landscaped areas with depths no less than 30 feet. Frontage standards may be waived through the planned development process.
- (f) *Building Height.* Height is generally limited by the number of stories, to provide variety to the skylines of Village Centers. Mezzanines, if less than 50% of the lower floor, shall not be considered as a story. First floors of commercial and residential buildings shall not exceed 25' in height, floor to floor. Upper floors shall not exceed 15' in floor to floor height. Civic buildings may exceed these maximums.
- (g) *Parking Ratio.* The parking requirement shall be a minimum unless an alternative parking plan is submitted by a certified planner or professional engineer. Additional parking may be provided at the developer's discretion providing the other standards are achieved. The required parking shall include all on-street parking on the adjacent side of each surrounding street.

Figure 15-1 Mixed Use Center Standards

	Village Center
Minimum Size of Property	10 acres (smaller individual parcels may be included if incorporated into a larger Village Center of 10 acre minimum size)
Mixed Use Blocks	15% to 75% of Center
Mix of Uses	Grocery, Retail and Services, Restaurants, Professional Offices, Residential, Civic, Park/Plaza, Institutional/ Schools. Other proposed uses may be permitted through the planned development process.
Prohibited Uses	Auto-oriented Uses: Gas Station, Auto Repair, Car Washes, and Drive-Thrus
Maximum Block Size	7 acres
FAR Range	0.3 – 2.0
Minimum Building Frontage	65% of block
Parking Ratio	3 spaces: 1,000 sf
Building Height	See Sec. 15.312
Residential Blocks	25% to 75% of Center
Allowable Uses	Apartments, Condos, Townhomes, Duplexes, Small Lot Single Family
Prohibited Uses	Auto-oriented Uses: Gas Station, Auto Repair, Car Washes, and Drive-Thrus
Maximum Block Size	3 acres
Density Range	7 to 25 du/acre
Minimum Frontage	60% of each street
Parking Ratio	1.2 spaces/unit
Building Height	See Sec. 15.312
Civic Blocks	10% to 100%
Allowable Uses	Parks, Recreation, Civic
Prohibited Uses	Auto-oriented Uses: Gas Station, Auto Repair, Car Washes, and Drive Thrus
Maximum Block Size	20 acres

Sec. 15.202. - Village Center Guidelines and Standards.

The following guidelines and standards apply to Village Centers:

- (a) *Primary Activity Center.* Village Centers shall be developed as important destinations for multiple Residential Neighborhoods, providing a variety of shops, services, restaurants, and civic facilities that serve the needs of the surrounding neighborhoods.
- (b) *Housing.* Medium intensity housing, located within the Village Center, shall surround the core commercial area and be integrated with its design. Appropriate housing types include: apartments/condominiums, residential over commercial, townhouses, duplexes, bungalows, small-lot single family and standard lot single family. Owner-occupied homes are specifically encouraged.
- (c) *Urban Design Character.* Buildings shall be placed to form active street fronts and other connecting pedestrian spaces, with rear or courtyard style parking. The dominance of parking shall be reduced by breaking large lots into small blocks of parking, locating employee parking in less-used areas, and maximizing on-street parking.
- (d) *Mid-Block Connections.* Pedestrian and/or auto connections shall be provided at mid-block locations for mixed use and commercial blocks to increase the permeability of the site and encourage walking for some daily trips. Mid-block connections shall be provided every 200 to 400 feet.
- (e) *Zone Transitions.* Zoning District boundaries and density changes in Village Centers shall occur at mid-block locations whenever possible, rather than along streets so that buildings facing each other are compatible and transitions between uses are gradual.
- (f) *Relationship of Building to Public Spaces.* Buildings shall reinforce and revitalize streets and public spaces, by providing an ordered variety of entries, windows, bays, and balconies along public ways. Buildings shall have human scale in details and massing. Free-standing or "monument" buildings shall be reserved for public uses.
- (g) *Central Feature or Gathering Place.* A Village Center shall include a comfortable, centrally located park or plaza with public amenities such as civic buildings, benches, monuments, kiosks, and public art.
- (h) *Direct Pedestrian Connections.* Direct local street access from surrounding neighborhoods shall be provided so visitors do not need to use arterial streets to access the Village Center. When existing developed areas are redeveloped or retrofitted, ensure that pedestrian and/or auto access from surrounding neighborhoods is provided. Providing direct connections from the public pedestrian network to the front door of businesses and residences is essential.
- (i) *Arterial Streets as Edges.* Arterial streets shall be considered edges for Village Centers, unless they are designed as a one-way couplet or substantial pedestrian improvements are made and traffic through the Village Center is slowed. The Conservation Network may also be used as an edge for Village Centers.
- (j) *Integration with Transportation Technology.* Village Centers shall consider facilities for automated vehicle technology, including but not limited to ride-share, electric vehicle, drop-off and pick up. These facilities shall be integrated into the design of the center, centrally located, and easily accessible for pedestrians walking to and from the surrounding neighborhoods.

- (k) *Fences and Solid Walls.* The Administrative Official may require along collector, urban collector, arterial roads, perimeter sides and in transition areas, solid walls, fences or vegetative screening to assist in separation of uses.

Sec. 15.204. - Residential Neighborhood Guidelines and Standards.

The following guidelines shall apply to Residential Neighborhoods:

- (a) *Residential Neighborhood Structure.* All neighborhoods shall be primarily residential in use. Residential uses shall include a variety of housing types. Retail, commercial, and business uses shall not be located in the Residential Neighborhood. Neighborhoods shall be pedestrian and bicycle friendly.
 1. Neighborhoods shall be scaled to the pedestrian, with park space within a ¼ to 1/3-mile walking distance of most homes.
 2. Zoning boundaries and density changes in neighborhoods shall occur at mid-block locations whenever possible, rather than along streets so that buildings facing each other are compatible and transitions between uses are gradual.
- (b) *Location and Density.* Residential Neighborhoods shall:
 1. Be located in the areas generally depicted on the Master Plan Map as Residential.
 2. Have a maximum density of 6 dwelling units per gross acre.
 3. Contain the following residential housing types: large-lot, standard lot, small-lot single family homes; townhomes and other types of attached single family houses; and accessory dwelling units. Owner-occupied housing is encouraged.
 4. Focus on a centrally located Park, Open or Village Center which will include public, semi-public, and private services and uses.
- (c) *Housing Diversity.* Each neighborhood shall include a variety of housing types and styles to allow people with a range of different ages and incomes to live in the neighborhood of their choice as an integrated and diverse community. In order to maintain the desired density of residential neighborhoods, a variety of housing types, lot sizes, and patterns shall be required. Each neighborhood, however, while having a mix of housing types, shall not be required to have every type of housing product (see Part 3: Building Guidelines and Standards).
- (d) *Housing Design and Orientation.* New residential neighborhoods shall be designed to orient buildings to streets and public parks. Houses shall address the local street system and public spaces with entries, balconies, porches, architectural features, and activities to create safe and pleasant walking environments.
 1. The design of attached and multi-family dwellings shall include features typically associated with detached single-family houses, including private outdoor spaces and individual identity. Garages for lower intensity single family housing and parking lots for higher intensity multi-family type housing shall not be allowed to dominate the frontage of local neighborhood streets (see Part 3: Building Guidelines and Standards).
 2. New housing shall be "human scale", defined as follows. Massing, setbacks, and character of new residential developments shall encourage structures that do not overly dominate streets, foster diversity in design, and maintain the character of the community. Alternative housing forms, such as small-lot single family, bungalow single family,

townhomes, and accessory dwelling units ("senior adult flats") that provide diversity of housing opportunities shall be encouraged.

- (e) *Parks.* Small parks are encouraged to be located at key intersections within a neighborhood. Pedestrian and bicycle connections shall be enhanced to allow surrounding residents to easily and safely access public recreational facilities. Larger neighborhood parks with multiple play fields shall be centrally located and shall be connected to citywide parks and open space network whenever possible. All parks shall:
 - 1. encourage easy access via streets and trails;
 - 2. foster safety by making it easy to view into parks from streets and surrounding homes; and
 - 3. include program elements that make the construction and on-going maintenance of small parks affordable.
- (f) *Schools.* Where appropriate schools shall be located so students from surrounding neighborhoods can safely walk or bike to school along safe, low traffic streets.
 - 1. The City shall encourage the use of neighborhood elementary schools as community gathering places. Infrastructure improvements shall be identified which are needed to make school sites available for evening and weekend use (e.g., better lighting and improved security).
 - 2. Where appropriate, elementary schools shall be located within or adjacent to Parks and Open Spaces and explore opportunities for incorporating civic programs, such as places for cultural events, adult education recreation facilities, branch libraries, and childcare.
- (g) *Street Configuration.* Local streets shall form an interconnected network, including automobile, bicycle, and pedestrian routes that provide direct connections to local destinations. Local streets shall provide for both intra- and inter-neighborhood connections and thus knit neighborhoods together, not form barriers between them. Private landowners are encouraged to dedicate right-of-way or provide interconnectivity for the construction of thoroughfares in accordance with Map 15-2. Development rights associated with the land dedicated to roadways may be transferred onto developable property. Proposals for gated entryways into new developments or neighborhoods shall be reviewed for conformance with the City's Land Development Code but are specifically discouraged.
- (h) *Street Design.* Local streets shall be designed to be public ways and considered neighborhood amenities. They shall have continuous detached sidewalks or shared use trails, street trees spaced at regular intervals, and other amenities, such as benches, that favor the pedestrian. Individual residential homes shall provide entries, gates, porches, and other inviting features that face local streets to create a sense of community and improve safety.
- (i) *Edges.* Arterial streets, changes in street fabric, greenways, and natural features (such as wetlands, lakes, and major creeks) shall define the edge of a neighborhood. Landscaped setbacks and trails shall be used to create an attractive environment at a neighborhood's edge.
- (j) *Natural Features.* Valuable natural features including topography, creeks, significant trees, and wetlands shall be protected and accentuated through sensitive site planning, building placement, and other measures.
- (k) *Phasing.* Neighborhoods shall be livable at all stages of their development. The City shall require the provision of important public facilities concurrently with new development, including streets, utilities, local neighborhood parks, schools, and civic buildings.

(l) *Fences and Solid Walls.* Residential Neighborhoods shall have solid walls along collector, urban collector, and arterial roads. The Administrative official may require solid fences along perimeter sides and rear property lines of the subdivisions to assist in separation of uses.

Sec. 15.205. - Estate Residential Zoning Guidelines and Standards.

In certain areas within the Lakes District Plan area, a more rural development pattern which recognizes unique environmental conditions may be appropriate. Designations of such areas shall be determined through review of individual projects. General guidelines for Estate Residential areas are discussed below, while more specific building guidelines and standards are provided in Part 3: Building Guidelines and Standards. Allowable uses include:

- residential development with a gross density of 1 dwelling unit per 1 acre;
- parks, recreation, and open space;
- public or private golf courses; and
- agriculture.

The most environmentally sensitive areas (i.e., wetlands, tree stands, clusters of high-quality shrubs and undergrowth) shall be preserved with residential clusters, roadways, trails, and developed open space elements knitted around these areas.

- (a) *Conservation Development.* The pattern of conservation development shall allow for sensitive development of some natural areas within the Lakes District. The maximum number of units that can be developed within Estate Residential areas is 1 unit per gross acre. Buildings shall be sited within a one-quarter ($\frac{1}{4}$) acre buildable envelope. Areas outside of the building envelope shall be kept in a more natural state but can include roads and trails. Only areas within the buildable envelope may be built upon. Several methods of ownership and protection of the areas outside of the buildable envelope are possible, including:
1. Private ownership with protective covenants and public trail easements.
 2. Joint ownership with protective covenants and public trail easements.
 3. Ownership by a private conservation trust; or
 4. Public ownership.
 5. Transfer of Development Rights (TDRs)
- (b) *Street Design.* Streets within the Estate Residential areas shall be more rural in character. Only more heavily traveled streets shall have sidewalks and planter strips. Landscaping shall have a less formal structure and native plantings shall be used for street trees and ground cover. Swales may be used within the Estate Residential areas, only after approval by the Administrative Official and City Engineer.
- (c) *Wildlife Corridors.* Site planning of the Estate Residential areas shall take into consideration the provision of wildlife corridor connections. To the greatest extent possible, street crossings of the corridors shall be minimized. The corridors shall also link the highest quality habitats within the Estate Residential area.

Sec. 15.206. – Parks and Open Space Standards.

(a) *Park Distribution.* Public parks in the Lakes District are divided into three categories: Community Parks, Neighborhood Parks, and Village Greens and Plazas. Community Parks provide facilities that serve the needs of greater Auburndale, such as organized playing fields, swimming pools, amphitheaters, tennis and basketball complexes, and larger picnic areas. Neighborhood parks, by contrast, provide local centers of activity and recreation immediately accessible to residents, and include modest amenities such as tot-lots, small hard-surfaced courts, multi-purpose lawn areas, and informal natural settings. Village Greens and Plazas provide a place to focus civic activity in Village Centers or within Residential Neighborhoods. Park acreage shall be provided at a rate of 1 acre per 50 dwelling units and shall be distributed to provide adequate facilities throughout the community while emphasizing neighborhood recreation within walking distance of most residents.

Stormwater and natural areas may count towards up to 25% of the required park acreage considered park acreage if one of the following criteria are met:

1. Man-made lakes are permitted in the Open Space area when public access is allowed that is at least equivalent to the access provided to private landowners around the lake.
2. Stormwater management systems that utilize low impact development stormwater management principles, including but not limited to bio/vegetated swales, buffers and landscape strips; bioretention and biofiltration; rainwater harvesting systems and rain gardens.
3. Adds to the visual character and uniqueness of each development and allows for active recreational and aesthetic enjoyment by the residents.

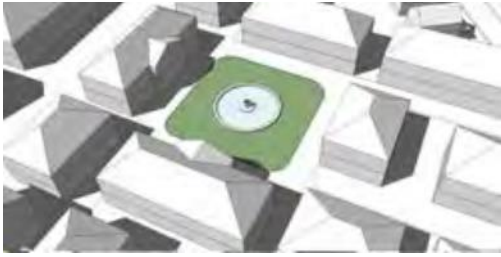
(b) *Location of Parks.*

1. *Greens and Plazas.* At least one Green and/or Plaza Shall be provided within all Village Centers.
2. *Neighborhood Parks.* Neighborhood Parks shall be included within the Residential Neighborhood Design and be distributed throughout Residential Neighborhoods, to allow a minimum of 75% of dwelling units to be within 1/3 to 1/4 mile of a local park. To count toward the 75%, dwelling units shall not be located across arterial streets from the park. Where possible, Neighborhood Parks shall be shared with elementary schools and shall connect with the trail and greenway network.
3. *Community Parks.* Sites for community parks shall be distributed equitably within the Lakes District to be within bicycling or driving distance or an active recreation area. Where possible, link these sites and their facilities with the trail and greenway network.

(c) *Recommended Park Program.* In general, park areas shall include sufficient trees to provide shaded areas. Existing vegetation shall be saved where appropriate.

1. *Greens and Plazas.* Greens and Plazas are 1/4 to 1 acre in size and shall provide opportunities for public gathering, such as:
 - a. multi-purpose lawn areas,
 - b. tot lots,
 - c. informal picnic areas,
 - d. amphitheaters,
 - e. raised stages and gazebos,

- f. larger hardscaped areas, and
- g. seating.



2. *Neighborhood Parks.* Neighborhood Parks are 1 to 10 acres in size and shall provide modest and flexible recreation opportunities that meet basic neighborhood needs and accommodate multiple purposes. Recommended features include:

- a. multi-purpose lawn areas,
- b. tot lots,
- c. small court game areas,
- d. community gardens,
- e. informal picnic areas, and
- f. seating.



3. *Community Parks.* Community Parks are typically greater than 10 acres in size and shall contain features that serve the larger community. Recommended features include:

- a. multiple playing fields (suitable for organized play),
- b. multiple tennis and basketball courts,
- c. swimming centers, amphitheaters,
- d. group picnic areas,
- e. tot lots,
- f. play equipment storage, and
- g. off-street parking.



4. *Linear Parks*. Linear parks have no minimum acreage but shall be a minimum of 20 feet in width and 300 feet in length and shall contain features that blend recreation and transportation. Recommended features include:
 - a. walking, running, cycling, equestrian or mountain biking trails,
 - b. enhanced landscape and hardscape.



- (d) *Park Design*.
 1. *Perimeter Frontage*. Parks shall be surrounded by streets and/or building fronts, except where they are bound by woodlands, creeks, agricultural uses, or other significant open space features. In any event, at least 50% of a park's perimeter shall front onto a street.
 2. *Paths*. Park paths shall support direct connections from neighborhoods and surrounding commercial areas into parks. A fence shall not prohibit access from neighborhoods into a park.
 3. *Climatic Design*. Parks shall provide comfortable areas for sitting and recreation year-round. Parks shall include adequately shaded areas for comfortable summer use and sun-exposed areas for comfortable winter use.
 4. *Natural Features*. Parks shall be designed to conserve valuable natural features including creeks, significant habitats, woodlands, and existing large trees.
 5. *Views*. Vistas from surrounding streets that end in a park shall be encouraged. Loading and storage areas shall not occupy these vistas.
 6. *Crime Prevention*. All greens, plazas, parks, and trails shall incorporate Crime Prevention Through Environmental Design (CPTED) concepts.
 7. *Linear Parks*. Linear parks may be counted toward acreage and distance requirement but shall be built in accordance with the specifications listed above.

Sec. 15.207. - Conservation Network and Ecological Systems Standards.

In certain areas within the Lakes District Plan area, protecting the ecological integrity of the natural resources is of highest importance. These standards are not meant to restrict landowners' developmental potential, but to guide and direct development in an ecologically sensitive direction. The Conservation Network (CN), as envisioned, would protect wetland communities and habitat for numerous common and protected wildlife species while allowing passive recreation uses such as pedestrian and bike trails. The following standards are broken down by those required under normal regulatory review processes (primarily applicable to wetland/habitat areas outside the defined CN), and those applicable to the entire planning area.

(a) Definitions and Terms.

1. The wetland limits shown on the Lakes District Master Plan Map are approximate and not binding. The wetland boundaries are based on the National Wetlands Inventory Geographic Information Systems, 2019, with limited field verification and digital information provided by others.
2. The landward extent of potential jurisdictional wetlands shall be field verified by the appropriate regulatory agencies or private landowners.
3. All impacts proposed to jurisdictional wetlands shall require permitting by regulatory agencies. Appropriate management plans for threatened or endangered species and species of special concern may require approval from the Florida Game and Fresh Water Fish Commission and/or the U.S. Fish and Wildlife Service.

(b) Regulatory Agency Requirements.

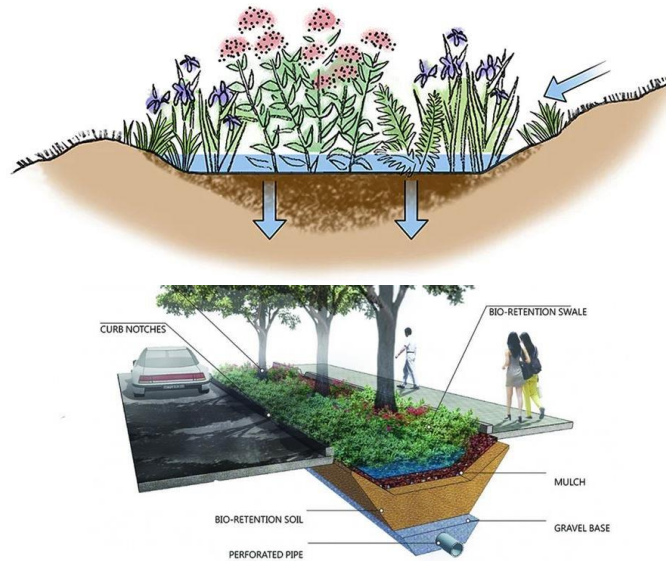
1. A minimum 50-foot upland buffer is required for those wetlands designated as protected by the City. Most of the wetlands designated as protected have been incorporated into the CN and meet the minimum buffer requirements.
2. An upland buffer area averaging 25 feet (15 feet minimum) shall be provided around wetlands remaining within the study area but outside of the CN.
3. Roads or infrastructure crossings through wetland systems shall be limited to the narrowest point of the wetland.

(c) Storm Drainage.

1. *Storm Drainage Requirements.* All future development in the Lakes District planning area shall be required to discharge stormwater at rates not to exceed historic runoff rates and volumes. Stormwater detention and water quality facilities will be required for all development within the Lakes District planning area, as determined during the review process for each development.
2. *Integration with Existing Storm Drainage Systems.* Existing drainageways and wetlands shall be maintained or enhanced in a natural state to the greatest extent feasible. In lower-density areas, drainage systems shall recharge on-site groundwater by using swales

and surface systems, rather than concrete-lined or underground storm drains. All urban runoff shall be treated on-site with biological retention and filtration areas.

3. *Joint Use Stormwater/Open Space Opportunities.* The location, function, and design of all stormwater facilities shall be coordinated with open space and park areas, in order to provide for joint use opportunities, wherever possible.



4. *Interconnected System.* Where possible, greenways with trails shall line riparian corridors and storm drainageways connecting to destinations such as schools, parks, and open spaces. Coordinate an open lands system among property owners to use land efficiently and retain wildlife movement corridors.



(d) *Additional Development Guidelines.*

1. Roads crossing wetland systems shall be fitted with oversized culverts where feasible to facilitate and maintain wildlife corridors.
2. Upland buffers, preservation areas, and wetland systems shall be maintained so as to prevent invasion by nuisance and/or exotic species listed.
3. Recreation opportunities within or adjacent to the CN shall be limited to passive uses such as biking or hiking trails or other educational opportunities. Golf courses can provide valuable linkages in the overall CN but shall not be considered CN.

4. Every attempt shall be made to mitigate for impacts to wetlands and listed wildlife species such as gopher tortoise within the study area through preservations and/or enhancement of habitat.
5. Retaining existing native vegetation and the use of native drought-resistant plants in both residential, commercial, and common use area is encouraged.
6. Minimize additional roads crossing and encroachments across/into the CN.
7. Encourage the placement of stormwater management ponds, utility facilities, and other non-residential land uses adjacent to the defined CN.
8. While not a requirement, the City and developers shall attempt to maintain a 500-foot minimum width for environmentally sensitive lands to allow wildlife movement.
9. Design surface water management systems to discharge pre-treated stormwaters to preserved wetlands in such a way as to maintain and/or enhance their current hydrology.
10. Reduce and/or eliminate fencing as a means to delineate property ownerships wherever practicable.

PART 3. - BUILDING GUIDELINES AND STANDARDS

This Part provides requirements and guidelines for specific residential and non-residential building types within the Lakes District.

RESIDENTIAL BUILDING STANDARDS

Sec. 15.300. - Where Residential Building Standards Apply.

Residential uses are permitted in all zoning categories as identified on Map 15-2, the Lakes District-Master Plan Map. The following building standards apply to all zoning designations that permit residential uses.

Sec. 15.301. - Mix of Housing Types.

- (a) *Housing Mix in All Types of Neighborhoods.* Within each residential area, a mix of housing types is required. Housing types may vary by lot size and form. These criteria are intended to ensure that homes integrate well with each other and share designs which make neighborhood streets safe and enjoyable to walk along. Lot sizes and patterns within a neighborhood shall be varied to avoid monotonous streetscapes and provide a diverse range of housing types, however lots of 6,000 square feet or smaller shall not constitute 50% or more of the total number of lots in a neighborhood, unless within a Village Center. Each development of more than fifteen (15) acres shall provide at least three (3) housing types. Larger building types on larger lots are encouraged on corners. Smaller lots are encouraged surrounding common open spaces. Housing types are defined as follows:

Duplex. Any group of two housing units occupying a single lot or building site, whether composed of one or more than one principal building.

Four-Plex (Quadruplex). Four attached dwellings in one building in which each unit has two open space exposures and shares one or two walls with adjoining unit or units.

Garden Apartments. A building containing three or more dwelling units, including units that are located over the other. More specifically, one or more two- or three-story multifamily structures, generally built at a gross density of 15—25 dwelling units per net acre, with each structure containing eight to twenty dwelling units and including related off-street parking, open space and recreation.

Single Family (Detached Dwelling). A one-family dwelling that is not attached to any other dwelling by any other means. In the Lakes District this definition is broken down further into Estate Residential, Large-Lot, Standard-Lot, Small-Lot, and Bungalow single family housing types shown in Figure 15-3, which are all considered individual housing types.

Townhome/Rowhouse. A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common fire-resistant walls.

Tuck-Under Apartments. A building containing three or more dwelling units, including units that are located over the other. More specifically, one or more two or three story multifamily structures, generally built at a gross density of 20—30 dwelling units per net acre, with each structure containing eight to twenty dwelling units, with parking accessed from a rear parking drive and located under or as part of the principle structure (usually in-line), and including open space and recreation.

Accessory Dwelling Unit. A dwelling unit, for use as a complete independent living facility, located on the same zoning lot as a single-family dwelling. The second unit is created auxiliary to the single-family dwelling.

- (b) *Lot Sizes and Densities.* Figure 15-3 identifies approximate lot sizes and densities for a variety of housing types. Densities apply to gross developable acreage.

Figure 15-3

Housing Type	Minimum Dwelling Unit Floor Area	Lot Size Range	Typical Density Range	Distinguishing Feature
Estate Residential	2200 SF	minimum 1 acre	maximum 1 du/gross acre	detached, clustered, rural setting
Single Family Large Lot	1800 SF	8,400-43,560 sq. ft.	3-4 du/gross acre	detached
Single Family Standard Lot	1600 SF	6,000-8,400 sq. ft.	5-6 du/gross acre	detached
Single Family Small Lot	1400 SF	4,000-6,000 sq. ft.	6-8 du/gross acre	detached
Single Family Bungalow	1200 SF	2,000-4,000 sq. ft.	8-15 du/gross acre	detached
Duplex (per unit)	1200 SF	2,000-3,000 sq. ft.	10-15 du/gross acre	two attached units
Townhouse/Rowhouse (per unit)	1200 SF	1,500-3,000 sq. ft.	15-20 du/gross acre	multiple attached units
Four-Plex	1200 SF	N/A	15-20 du/gross acre	four units per building
Garden Apartments	N/A	N/A	15-25 du/net acre	attached w/courtyard parking
Tuck-Under Apartments		N/A	20-30 du/net acre	attached w/tuck-under parking
Residential over Commercial		N/A	15-30 du/net acre	attached w/ground floor retail
Accessory Dwelling Unit	600 SF	N/A	N/A	smaller than principal structure; 900 sq. ft. maximum.

Sec. 15.302. - Housing Model Variety.

Variation in individual housing "types" results in different "models". Each model may have the same lot size and basic floor plan but is differentiated by varied exterior treatments and materials. Variations in building mass, entry and porch design, window pattern, roof form, and/or other architectural features are strongly encouraged. Each development of 100 or more homes shall have at least four (4) models with two elevations and material treatments each. For developments of less than 100 units, at least two (2) models with two (2) variations each are required. No street block shall have more than two (2) consecutive single-family homes with the same house model.

Sec. 15.303. - Relation of Buildings to Streets and Parking.

- (a) *Orientation.* Primary facades shall contain the primary entry and shall be street-facing. The principal orientation of the front facade of all buildings shall be parallel to the streets they face. Where public parks are located across a street, the front facade shall face the public park. Rear yards shall not occur along local or connector streets.
- (b) *Primary Entry and Porches.* With the exception of four-plexes, apartments, and accessory dwelling units, every home shall have its primary entry (front door) facing a public street and not more than 6 feet recessed back from the face of the primary facade. Four-plexes and apartments may have their primary entry facing a central, landscaped courtyard. Porches for all residential types shall be accessed directly from a public street or pedestrian easement and must be visible from the street. Porches may extend 6 feet into the setback. Front porches shall have a minimum depth of six feet and comprise a minimum of 30% of the width of a building's primary front facade (not including the garage) or 10 feet whichever is larger. Porches for duplexes, condos, and apartments may be shared. Tunnel-like entrances shall be specifically discouraged.
- (c) *Garages.* Residential streetscapes shall not be dominated by garages. Garage frontage shall also be limited for single family houses, duplexes, and townhomes. Garages shall not comprise more than 50% of a building's street facing frontage unless it is recessed from the primary facade a minimum of 8 feet and at least 25 feet from the right of way. Garages may be either: attached or detached, placed at the rear property line, and accessed by an alley or side yard driveway. On any lot smaller than 8,400 SF, the garage shall be accessed by an alley or side yard driveway.



Sec. 15.304. - Front Setbacks.

Front setbacks are measured from the right-of-way line of the adjacent street. Side yard and rear yard setbacks are measured from the property line. Front setbacks shall comply with the standards identified in Figure 15-4.

Figure 15-4

Front Setback	Village Center	Residential Neighborhood	Estate Residential
Minimum Front Setbacks ^{1, 2, 3, 4}	10 feet	25 feet	35 feet
Maximum Front Setbacks	15 feet	30 feet	N/A

¹ Encroachments into Minimum Front Setbacks. Porches, awnings, and second story balconies may project into setback up to six feet. Bay windows may project into setback up to 4 feet.
² All residential buildings shall be set back at least 35 feet from arterial and collectors streets.
³ Residential buildings with ground floor retail must follow the setback standards identified in the Mixed Use Block Standards.
⁴ Residential buildings with alley access have a minimum front setback of 10.

Sec. 15.305. - Other Setbacks.

- (a) Minimum separation between primary buildings shall be 15 feet.
- (b) Residential buildings, with alley access, may have a minimum building separation of 12 feet. Utilities must be varied on opposite side yards for reduced building separation.
- (c) Side driveways extending along the property line to a recessed garage are permitted and encouraged within the side yard setback.

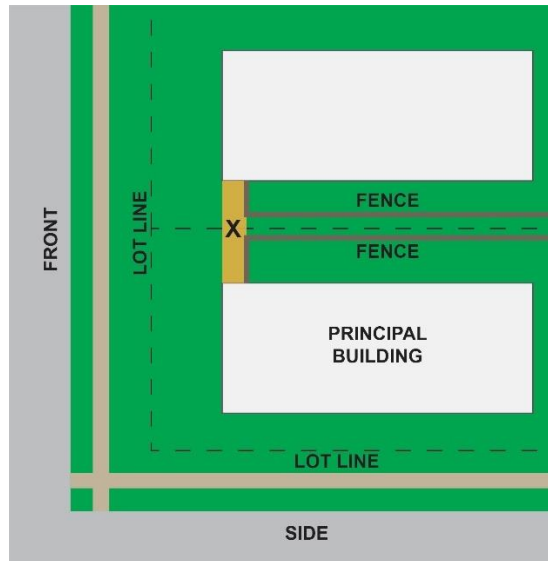
- (d) Rear yard setbacks in residential areas shall be a minimum of 15 feet from the rear property line, except for garages, and accessory dwelling units where the minimum setback shall be 7 feet.
- (e) When an alley is present, the minimum rear setback shall be a minimum of 7 feet, measured from the rear property line.

Sec. 15.306. - Pedestrian Access Ways and Bicycle Circulation.

All residential developments shall be designed to promote pedestrian and bicycle circulation within the development and to promote access to surrounding areas, including schools, parks, village centers, and regional trail systems. Entry posts, columns, and/or landscaping shall be installed where an internal sidewalk intersects with a public sidewalk.

Sec. 15.307. – Residential Landscaping.

- (a) *Starter Landscaping.* To improve the appearance from the street, new residential development shall include a minimum starter package for landscaping. At a minimum, these starter packages shall include: turf grass, shrubbery, at least one street tree, a front yard tree, and an efficient irrigation system necessary to sustain the vegetation. Required tree plantings shall be shade trees. A mixture of two to three varieties of shade trees shall be used in the minimum starter package. Preferred shade trees include live oaks, maple and magnolias.
- (b) *Fencing Standards.* Two types of fences are allowed within residential areas: "picket" fences and "privacy" fences.
 - 1. *Front Yard.*
 - a. Picket fences shall be not more than 4 feet in height. Picket fences shall not be solid and shall not be more than 50% opaque above 30 inches in height.
 - b. A possible alternative to a picket fence is a hedge which shall be maintained at a maximum height of not more than 4 feet. A trellis, gate, or arbor shall be exempt from the maximum height when located where the walk (from the public sidewalk to the porch) passes through the fence or hedge.
 - c. Picket fences or hedges may be located at the back of sidewalks along the front or street side yard of a lot. They may also be located along the alley to give privacy to an accessory unit yard, with a minimum setback of 10 feet from the rear property line.
 - 2. *Rear and Side Yard.*
 - a. Privacy fences shall be not more than 6 feet in height and may be located along interior lot lines to within 5 feet behind the front facade of the principal building. Fences in the street side yard shall be subject to the requirements of front yard fencing.



X = 5 FT SETBACK FROM FRONT FACADE

3. All fencing shall be built out of attractive, long-lasting materials, such as wood (or treated wood), masonry, stone, wrought iron, aluminum, vinyl, or vinyl-coated wire.
4. Fences visible from public streets shall be constructed of durable material and be detailed to include a distinctive cap/coping: columns or pilasters can also be used to provide details. Chain-link, whether vinyl coated or galvanized, is prohibited for fences or walls that are visible from public streets.
5. With masonry fences, the use of exposed or unfinished/unpainted concrete block is prohibited. For wood fences, the unfinished side shall not be visible from public streets.
6. Screening of loading areas, refuse areas, transformers, heating units and other ground-mounted equipment shall be consistent with the Land Development Code.
7. Crime Prevention Through Environmental Design (CPTED) shall be considered. Landscaping shall not create blind spots or hiding spots, particularly between the driveway or street sidewalk and the primary entrance of a residential structure. Properly maintained landscaping shall provide maximum viewing to and from the house. The street address shall be clearly visible from the street with numbers a minimum of 5 inches high that made of non-reflective material that provides significant contrast to the affixed background.

VILLAGE CENTER BUILDING GUIDELINES AND STANDARDS

Sec. 15.308. - Where Mixed Use and Commercial Building Guidelines and Standards Apply.

Standards for mixed use commercial and employment development encompass land within the Village Centers.

Sec. 15.309. - Relationship of Buildings to Streets and Parking.

- (a) *Principal Orientation.* The primary facades of all buildings in village centers shall contain a primary entry and face a public street, except in limited circumstances where parking lots may be placed at street edge. In these cases, the primary facade shall front onto a publicly accessible walkway that leads directly from the street to the establishment's front door without crossing a vehicular travelway.
- (b) *Primary Entries and Facades.* The primary entry(s) of both business establishments and residential uses in village centers shall be visible and accessible directly from a public street. Primary facades that front onto a street shall be built parallel to the public right-of-way.
- (c) *Street-Facing Facades.* Street facing facades shall be lined with windows. Blank walls and/or garage doors shall not occupy over 50% of a principle frontage, and a section of blank wall shall not exceed 30 linear feet without being interrupted by a window, entry, pilaster, lattice, change in plane, landscape feature, artwork, or similar element.
- (d) *Walkway-Facing Facades.* The main entrance of all buildings without street edge facades shall open directly onto a publicly accessible walkway. Anchor stores can have "departments" such as deli's and pharmacies oriented to the street. This walkway shall directly connect to an adjacent street's sidewalk without crossing a vehicular travel way. Specific conditions include:
 - 1. Village Center anchor stores (e.g., supermarkets, major drug stores), where parking may be necessary directly in front of the building. In this case, the primary pedestrian entry and windows shall be visible from a public street and front onto a publicly accessible walkway;
 - 2. Mixed use portions Village Center, where the primary pedestrian entry and windows shall be visible from a public street and front onto a publicly accessible walkway; and Sec. 15.310. - Front Setbacks. Street facing setbacks are measured from the edge of the adjacent right-of-way.

Figure 15-5

Zoning	Minimum Street-Facing Setback	Maximum Street-Facing Setback
Village Center	10 feet	20 feet

Sec. 15.311. - Projections and Recesses.

- (a) *Projections.* Special architectural features, trellises, canopies, and fabric awnings may project into front setbacks and sidewalks, provided they are not less than 8 feet above the sidewalk. Such projections shall not obstruct the sidewalk, meaning a 5-foot wide unobstructed sidewalk shall be maintained.
- (b) *Recesses.* A building's first floor may be recessed from the front setback for the purpose of an arcade. An arcade shall conform to the following dimensions:
 - 1. Minimum height inside the arcade space: 10 feet.
 - 2. Minimum width inside the arcade space: 8 feet.

Sec. 15.312. - Building Heights.

Height is limited by the number of stories, not the overall height to provide variety to the skyline in village centers. Commercial and residential buildings shall have no more than 25-foot floor to floor heights.

Figure 15-6

Zoning	Stories	Height ¹
Village Center	1 to 4 ²	60'

- ¹ Special architectural features such as clock towers, cupolas and ornamental portions of parapet walls may exceed the height limit by 20 feet.
- ² The first 50 feet of a corner building, measured from the intersection in both directions, may contain an additional story. Buildings above 3 stories shall have a minimum 12-foot recess along each street front commencing above the 2nd or 3rd story. Encroachments into the required recess shall be allowed if the encroachment is less than 25% of the recess, and less than 36 inches in projection.

Sec. 15.313. - Facades and Roof Form.

- (a) *Articulation.* All exterior walls of a building shall be articulated with a consistent style and materials. Buildings shall use consistent materials and details on all sides that front public streets and trails.
- (b) *Base and Top Treatments.* All facades shall have:

1. A recognizable "base" consisting of (but not limited to): (a) thicker walls, (b) richly textured materials (e.g. tile or masonry treatments), (c) special materials such as ceramic tile, granite and marble, (d) contrasting colored materials, mullion, and/or panels.
 2. A recognizable "top" consisting of (but not limited to): (a) cornice treatments, (b) roof overhangs with brackets, (c) stepped parapets, (d) richly textured materials (e.g. tile or masonry treatments), and/or (e) differently colored materials; colored "stripes" are not acceptable as the only treatment.
- (c) *Storefronts*. Display windows shall encompass a minimum of 40% and a maximum of 80% of a storefront's linear frontage.
- (d) *Entries*. Primary pedestrian entries shall be clearly expressed and be recessed or framed by a sheltering element such as an awning, arcade, porch or portico.
- (e) *Awnings*. Awnings shall be no wider than a single storefront.
- (f) *Roof Form*. Mechanical equipment shall be integrated into the overall mass of a building by screening it behind parapets or by recessing equipment into hips, gables, parapets, or similar features.

Sec. 15.314. - Visual Character.

- (a) *Climatic Response*. Building exteriors shall provide shelter from the summer sun. Porticos, awnings, arcades, and overhanging eaves are particularly appropriate at pedestrian pathways. Garden structures such as trellises and arbors (with or without vines) shall be used to provide dappled shade for pedestrian seating areas.
- (b) *CPTED*. Mixed use and commercial developers/builders shall utilize the design features presented in Crime Prevention Through Environmental Design.

Sec. 15.315. - Parking.

The following standards affect non-residential structures:

- (a) *Shared Parking*. Where a mix of uses creates staggered peak periods of parking demand, shared parking calculations may reflect a reduction in the total amount of required parking. Retail, office, and entertainment uses shall share parking areas and quantities, particularly within village centers.
- (b) *On-Street Parking*. Adjacent on-street parking shall be counted towards a zoning's parking requirement. The amount of on-street parking shall be maximized.
- (c) *Reduce Scale of Lots*. Large surface lots shall be visually and functionally segmented into several smaller lots where possible. CPTED standards shall be utilized in the design of parking areas. Designs that reduce visibility, especially between parking areas and business entrances, shall be discouraged. Land devoted to surface parking lots shall be reduced, over time, through redevelopment and/or construction of structured parking facilities.

- (d) *Surface Parking.* For all commercial or employment uses other than industrial and warehousing, surface parking areas shall be planted with shade trees at an approximate ratio of one tree for every five spaces.
- (e) *Permeable Paving.* The use of permeable paving to reduce surface run-off is encouraged, particularly in over-flow and seasonal parking areas.

Sec. 15.316. - Connecting Walkways.

Connecting walkways shall link street sidewalks with building entries through parking lots. They shall meet the following minimum requirements:

- (a) *Grading and Width.* Connecting walkways shall be a paved surface a minimum of 6 feet in width.
- (b) *Landscaping.* Connecting walkways shall be landscaped with either shade trees or climbing vines on trellises, in keeping with CPTED safety considerations.
- (c) *Lighting.* Connecting walkways shall be equipped with lighting. Standards spaced a maximum of 30 feet apart, and a maximum of 15 feet tall are recommended. The type of lighting (high pressure sodium/metal halide, etc.) and intensity (foot-candles) shall be addressed on a project by project basis but shall meet at least the minimum standards outlined in the LDC Chapter 5.
- (d) *Screening.* Any service areas (loading/storage areas) adjacent to connecting walkway shall be fully screened from view.

Sec. 15.317. - Storm Drainage.

- (a) *Storm Drainage Requirements.* Stormwater management systems shall respect existing standards set forth in Chapter 8, Article 2 of this Code, except as expressly supplemented or modified under the regulations established for the Lakes District.
 1. Stormwater ponds and open drainage ways shall, in addition to serving necessary stormwater runoff, be designed to function as a visual amenity.
 2. Water tolerant trees and non-invasive aquatic vegetation are highly encouraged to be planted within stormwater pond(s).
 3. Features such as fountains are encouraged within the Lakes District to create additional aesthetic value within retention ponds
- (b) *Integration with Existing Storm Drainage Systems.* Existing drainageways and wetlands shall be maintained or enhanced in a natural state to the greatest extent feasible. In lower-density areas, drainage systems shall recharge on site groundwater by using best management practices (BMPs) i.e. swales and surface systems, rather than concrete-lined or underground storm drains.
- (c) *Joint Use Stormwater/Open Space Opportunities.* The location, function, and design of all stormwater facilities shall be coordinated with open space and park areas, in order to provide for joint use opportunities, wherever possible, however stormwater

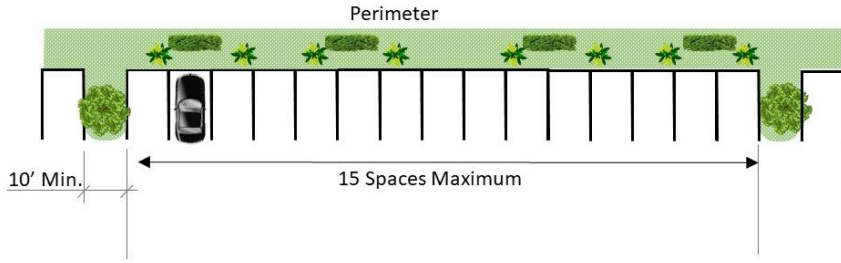
facilities shall not be considered primary open space unless consistent with Sec.15.206.(a).

- (d) *Interconnected System.* Where possible, greenways with trails shall line riparian corridors and storm drainageways connecting to destinations such as schools, parks, and open spaces. Coordinate an open lands system among property owners to use lands efficiently and retain wildlife movement corridors.

Sec. 15.318. - Landscaping and Street Furnishings.

- (a) *Parking Lot Frontage.* Where parking lots occur along streets, a landscaped area in accordance with LDR Section 10.6.2. Standards shall be provided to minimize views of parked cars from the street and shall be permanently maintained.
- (b) *Shade Trees.* Broadleaf trees shall predominate in parking areas and public plazas to provide shade in the summer and allow sun in the winter.
- (c) *Screening Devices.* Evergreen shrubs and trees shall be used to screen mechanical equipment, loading areas, etc.
- (d) *Pedestrian Seating Areas, Trash Receptacles, and Transit Shelters.* These items shall be made of durable, high quality materials which visually reinforce nearby buildings.
- (e) *Markers.* Entry posts, columns, and/or landscaping shall be installed where an internal sidewalk intersects with a public sidewalk.
- (f) *Screening Loading Docks and Ground-Mounted Equipment.* Loading areas, transformers, heating units and other ground-mounted equipment shall be visually screened with opaque walls or fences.
- (g) *Landscaping the interior of off-street parking areas.* Off-street parking areas in excess of 1,500 square feet or five spaces shall provide interior landscaped areas in accordance with the following requirements.
 1. Landscaped islands shall be located to divide and break up the expanse of paving and at strategic points to guide traffic flow and direction.
 2. All rows of parking areas shall contain no more than 15 parking spaces uninterrupted by a required landscape island.
 3. All rows of parking spaces shall terminate in a curbed landscaped island.
 4. Each island shall have a minimum area of 170 square feet with a minimum width of ten feet inside the curb and include one large tree.
 5. The remaining area shall be surfaced with shrubs, ground cover, grass, or other landscape material (excluding rock or shell). However, rock and shell may be used along the front slope for energy dissipation (e.g., erosion control stabilization) when surface runoff from parking areas is being directed to landscaped medians and islands.

Figure 15-7



Sec. 15.319 – Specific Building Type and Use Standards.

The following standards and guidelines apply to specific non-residential building types. All non-residential designs within the Lakes District area shall comply with the complete guidelines and standards as defined in this Chapter.

Figure 15-8

Use	Additional Applicable Standards
Small box discount stores	<ul style="list-style-type: none"> • A small box discount store shall be located a minimum one-mile radius from any other a small box discount store/dollar store as measured by the shortest airline distance between the nearest points on the plots where a small box discount store is located or proposed to be located.
Mini-warehouse	<ul style="list-style-type: none"> • A mini-warehouse shall be located a minimum one-mile radius from any other mini-warehouse as measured by the shortest airline distance between the nearest points on the plots where a mini-warehouse is located or proposed to be located. • The street-facing portion of mini-storage buildings shall have administrative areas, offices, breakrooms, and other uses that require windows and entries in order to maximize articulation and human activity at the front of these buildings. • Mini-storage centers shall not have a section of blank wall exceeding 100 linear feet without being interrupted by a window, entry, pilaster, lattice, change in plane, landscape feature, artwork, or similar element.

PART 4. – GENERAL GUIDELINES AND STANDARDS

Sec 15.400 - Sign Standards

It is the intent of this Section to promote the well-being of the citizenry by restricting the proliferation of signs and limiting the characteristics of signs which may be erected while at the same time protecting the free speech rights of the citizenry under the First Amendment to the Federal Constitution and Article I, Section 4 of the Florida

Constitution. It is also the intent of this division to allow for the communication of information necessary to the conduct of commerce, government, and individual expression and to further the public interest in the identification of residences and places of business and in the safe construction, installation, and maintenance of signs. A graphic representation of sign types can be viewed in Figure 15-10.

- (a) All permanent free-standing signs shall be monument signs.
- (b) All monument signs shall be a maximum of 15 feet in height, have materials similar to the structure(s) they serve and shall not utilize plastic cabinet panels. Monument signs along arterial roadways shall be allowed 50-square-foot of aggregate display area for each linear foot of public street frontage along the street the sign faces or 50 square feet of aggregate display area, whichever is less. No single sign face shall exceed 25 square feet of aggregate sign area. If a single or multiple-occupancy parcel is entitled to more than one monument sign, then all allowable monument signs may be combined into a single monument sign with a maximum of 100 square feet of aggregate sign area, but no single face shall exceed 50 square feet of aggregate sign area. Monument signs shall not be permitted between buildings and road rights-of-way.
- (c) The following forms of sign illumination shall be permitted:
 - 1) exposed bulbs, lamps or luminous tubes on the surface of the sign;
 - 2) exterior lights directed at the sign; and
 - 3) backlighting of completely opaque sign elements which silhouettes the elements against an illuminated surface. Internally illuminated signs which emit light through translucent or transparent material shall be prohibited.
- (d) Awning signs shall not exceed 2 square feet in size on any awning.
- (e) Mansard and neon signs shall be prohibited.
- (f) Wall signs shall be allowed 75-square-foot of aggregate display area for each linear foot of building frontage facing a public street, parking lot, up to a maximum of 120 square feet of aggregate sign area. Each establishment shall be entitled to a minimum sign area of 15 square feet. Wall signs shall not utilize plastic cabinet panels.
- (g) Wall signs and projecting signs shall not obscure building cornices.
- (h) Projecting signs shall be perpendicular to the wall surface and shall have a maximum width of 1 foot.
- (i) Signs shall not be permitted on awnings, canopies, balconies, or other building elements that may be allowed to project over public rights-of-way.
- (j) Window signs shall not be permitted above the first story.
- (k) The following activities and signs shall be considered exempt from permitting or the requirements listed above:
 - 1. Changing the advertising copy, announcement or message on a marquee, electronic message board, or changeable copy sign board.
 - 2. Cleaning or painting, or comparable general maintenance or repair of a sign that does not alter any regulated feature of such sign.

3. Names of buildings, dates of erection, monument citation, commemorative tablets and the like when carved into stone, concrete, or similar material or made of bronze, aluminum or other permanent type construction and made an integral part of the structure and which do not exceed four square feet in area.
4. Legal notices. Identification, informational or directional signs erected or required by governmental bodies.
5. Public signs. Signs of a non-commercial nature and in the public interest, erected by or on the order of a public officer or public agency, such as directional signs, traffic signs, regulatory signs, warning signs, hospital signs and informational signs.
6. Stadium signs. Non-electrical signs placed within a stadium which face inward toward the playing field.
7. Window signs. Window signs may be placed on the interior of any window.
8. Property identification signs. Signs not exceeding two square feet in area and bearing only property numbers, postbox numbers, names of occupants of premises, or other identification of premises.
9. Directional or warning signs. Non-advertising directional or warning signs or symbols such as "entrance," "exit," "bad dog," "caution," "slow," "no trespassing," etc., located on and pertaining to a private zoning lot, and not exceeding two square feet in area.
10. Temporary construction signs. One non-illuminated, temporary construction project ground sign not exceeding 32 square feet in area. Such sign may not be erected more than 60 days prior to the commencement of actual construction and must be removed within 15 days after the issuance of a certificate of occupancy. If construction is not continually and actively prosecuted to completion, such sign shall be removed within 15 days of expiration of the building permit.
11. Real estate signs. One non-illuminated "for sale" or "for rent" sign per zoning lot when such sign has an area per face of not more than four square feet.
12. Professional nameplates. Professional nameplates not exceeding two square feet in area
13. Nonilluminated bulletin board or identification signs. one nonilluminated bulletin board or identification sign for each street frontage for public, charitable, or eleemosynary institutions, to be located on the premises of such institutions and to be no more than 12 feet in total area. One double-faced nonilluminated bulletin board or identification sign for each street frontage for houses of worship, to be located on the premises and to be no more than 20 square feet per face or 40 square feet in total area. Illuminated bulletin boards and identification signs for these uses require a permit.
14. Entrance signs. Identification signs at the entrance drives of residences, estates, and ranches, which do not exceed two square feet in area.
15. Hard hat signs. One hard hat sign at each entrance to a construction area, of no more than two square feet.

16. Political campaign signs. Political campaign signs announcing candidates seeking public political office and other data pertinent thereto shall be permitted up to a total area of 16 square feet for each premises in a residential zone and 32 square feet in a commercial zone. These signs shall be confined within private property. These signs may be displayed 90 days prior to and 21 days after the election for which intended. In cases where a final election follows within 75 days of a primary election, those candidates who won in the primary election may continue to display their signs during the interim period and up to 21 days after the final election.
17. Banners on city light poles.
18. Setback of exempt signs. The signs enumerated above which do not require a permit may be located in required front setbacks no closer than five feet from the property line and meet sight triangle restrictions.

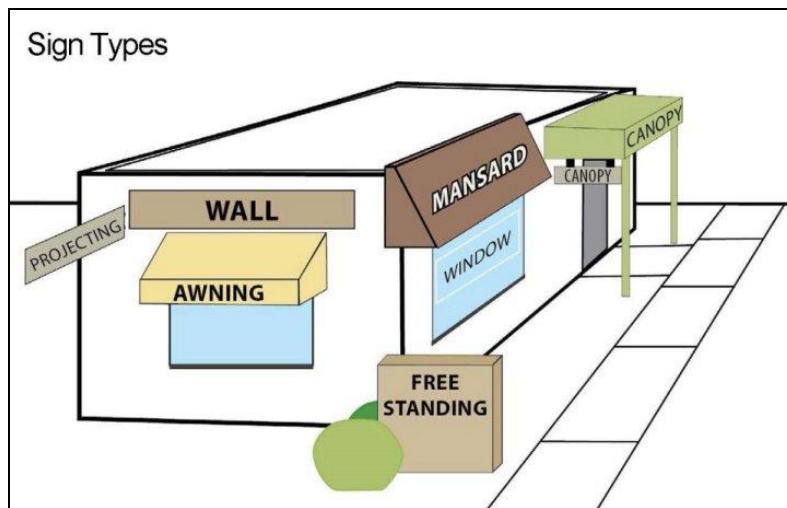


Figure 15-9 – Sign Types

15.401 – Transfer of Development Rights

- (a) *Transfer of development rights (TDR).* In order to encourage the implementation of higher density Village Centers, as well as preserve other important uplands, agriculture areas, water reuse area, aquifer recharge, wetland connections and wildlife corridors, the City of Auburndale may allow the transfer of development rights from these sending areas to these receiving areas in the Lakes District. Development rights, and the transfer of those development rights, are limited to residential dwelling units and their associated densities.

Sending Zone Districts	Receiving Zone Districts
Estate Residential	Village Center
Parks/ Open Space	Residential Neighborhood
Conservation Network	
Residential Neighborhood	

- (b) It is understood that only newly proposed (as of October 7, 2021) Site Plans are eligible to send TDRs. Each approved Site Plan shall designate all internal Sending Zones from which Development Rights are being transferred to the designated Receiving Zone(s).
- (c) It is understood that only newly proposed (as of October 7, 2021) Site Plans are eligible to receive TDRs. The approved Site Plan shall also identify any Transfer of Development Rights from off-site to the Receiving Zone. Any TDRs off-site Sending Zone shall be recorded and detailed in a covenant or deed submitted and approved by the City.
- (d) Development rights at the sending site, which exceed the existing residential development density and/or nonresidential floor area at the date of transfer, shall be severed in perpetuity unless otherwise specified in the recording document. As a condition of approval, an agreement shall be filed in the official records of Auburndale between the landowners for the sending and receiving properties and the City of Auburndale stating the development rights which are transferred, and any stipulations associated with such transfer. The city manager, or designee, shall be authorized to sign the agreement on behalf of the City.

Sec. 15.402. – Street Network Standards.

Within the Lakes District Plan area, a highly interconnected street and pedestrian network is central to creating walkable and bikeable environment and to minimizing automobile trip lengths. The standards in this section apply to all vehicular facilities whether in rights-of-way, tracts, or easements within the Lakes District. New thoroughfares shall meet the standards in this section.

- (a) *Thoroughfares.*
 - 1. *General Requirements.* All proposed thoroughfares, landscaping elements, and sidewalks shall be located in dedicated Rights-of-Way or as a tract of land or easement.
 - (a) *Thoroughfare Assemblies.* All new vehicular facilities whether rights-of-way, tracts or easements shall match one of the thoroughfare assemblies, described in this section, whether publicly dedicated or privately held.
 - (b) *Public Use.* All block delineating streets shall be available for public use at all times. Gated thoroughfares or those posted as private do not count toward block configuration requirements
 - (c) *Network.* The network of thoroughfares shall form an interconnected pattern with multiple intersections.
 - (d) *Existing Streets.* The arrangement of thoroughfares shall provide for the continuation of existing thoroughfares from adjoining areas into new developments
 - (e) *Maintenance.* Aside from state and City-owned roadway facilities, The City reserves the right to require that thoroughfares and streetscape elements required by this section be maintained by the property owner, POA, Home Owners Association (HOA), or similar privately administered entity, on City -maintained facilities. This disclaimer shall be included on all development plans, subdivision plans, and plats submitted to the City for review.
 - (f) *New Thoroughfares.* Each new thoroughfare shall be designed using the principles and characteristics defined by each Thoroughfare Type

- (g) Size. The number and width of vehicular travel lanes are determined by the Thoroughfare Type.
 - (h) Speed. Each Thoroughfare Type provides a posted/design speed or speed range. The Public Works Director, or designee, has discretion over speeds, but in general, streets shall be posted at their designed speed.
 - (i) Secondary Streets. In some cases, Thoroughfare Types may be designated as secondary at the Master Plan stage and reviewed by Community Development Department to determine the appropriateness of the designation. By way of example, but not limitation, some secondary streets will provide access for off-street parking, loading areas, solid waste collection, and other necessary functions, but would not meet the pedestrian-oriented intent for Primary Streets, and would more appropriately be designated as Secondary Streets.
2. Vehicular On-street Parking On-street parking, as permitted on designated Thoroughfare Types, shall meet the following requirements.
- (a) Vehicular Parking Space Dimensions. The appropriate dimensions for on-street parking spaces shall be a minimum of 8' wide by 22' long. The width of a parking space shall be measured from centerline of stripe to the face of curb.
 - (b) Parking Travel Lanes. The appropriate dimensions for travel lanes are outlined in Figure 15-8.
 - (c) On-street Parking Exclusions. On street parking shall be limited to one side of the street for all existing and proposed thoroughfares with pavement widths of less than 36' as measured from face of curb to face of curb. On street parking is prohibited on streets with pavement 21' or less.
 - (d) Accessible Parking. Accessible parking spaces, with corresponding aisles and required signage, shall be provided for all on-street parking, consistent with City standards and the Americans with Disabilities Act (ADA).
3. Bicycle Facilities. All required bicycle accommodations shall be provided as described below or in accordance with the standards of FDOT or the National Association of City Transportation Officials.
- (a) Cycle Tracks. A cycle track is a bicycle facility, physically separated from motor vehicular traffic by a landscape buffer, parking, or other barrier. This facility occurs on one side of the street as a two-way (bidirectional) facility or on both sides of the street as bidirectional pairs. Minimum width for a one-way cycle track is 7' with a 3' minimum buffer. Minimum width for a two-way cycle track is 10', with a 3' minimum buffer.
 - (b) Shared Lane. A shared lane is a lane that is shared between motor vehicles and bicycles on roads posted 25 MPH or less, preferably with less than 3,000 ADT. It includes a thermoplastic bicycle marker combined with a double arrow (known as a "sharrow") immediately after an intersection and spaced at intervals not greater than 250 feet thereafter. Sharrow installation, location and design require Public Works Director,

or designee, approval and must meet all requirements of the most current edition of the Florida Greenbook. This improvement occurs in both directions. In addition, Bicycles May Use Full Lane” signs (MUTCD R4-11) shall be posted at appropriate intervals.

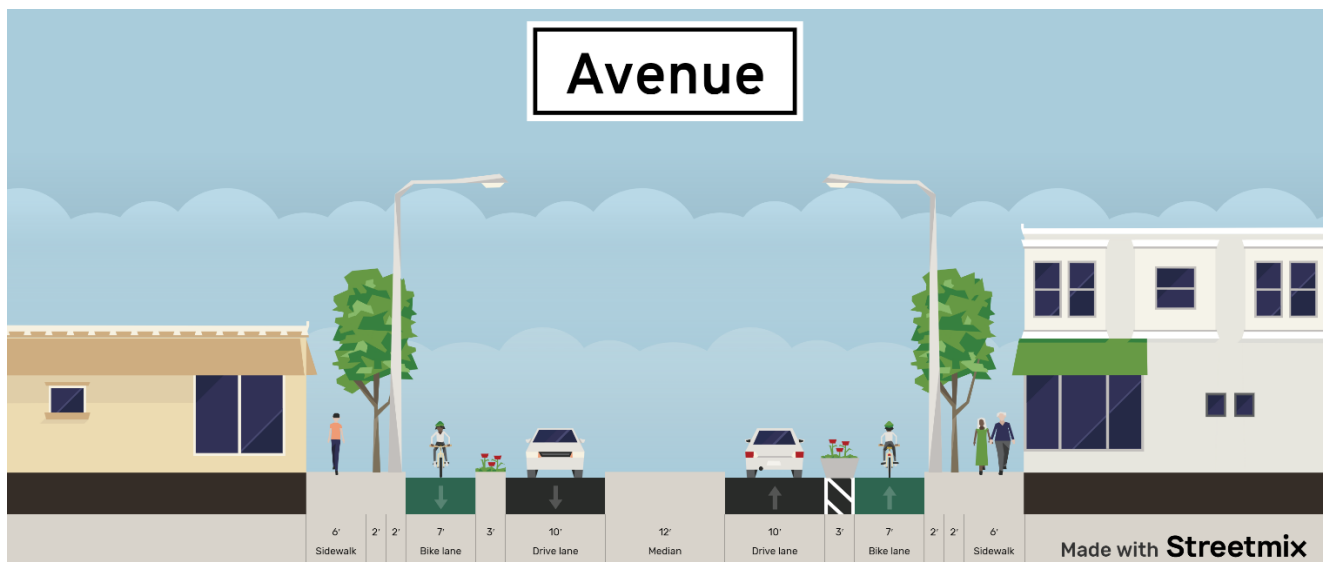
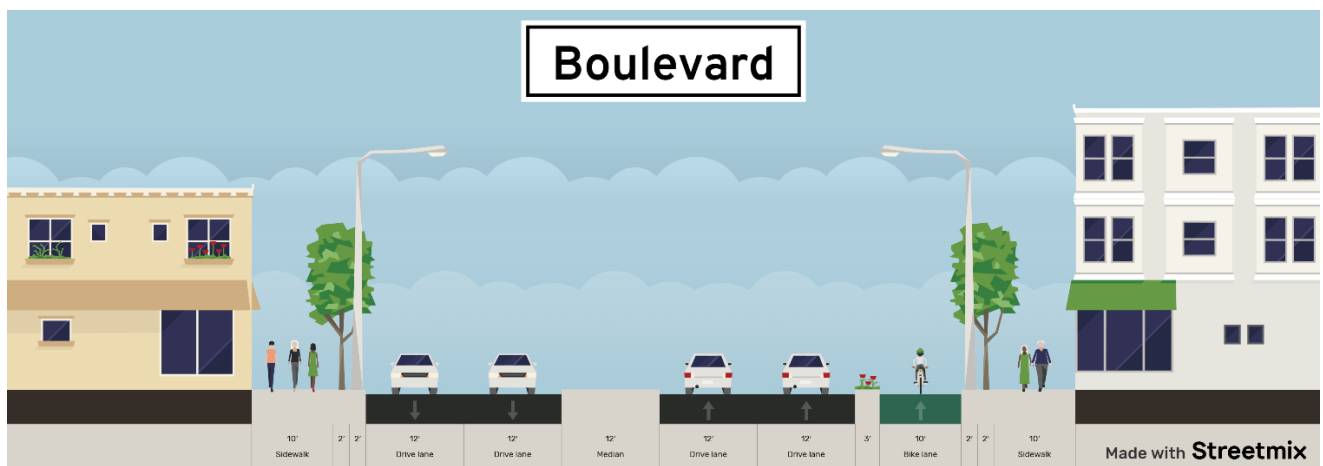
4. Fire Access Street configurations have been calculated to provided fire truck access. Where the total width of all travel lanes totaled is narrower than 20 feet, the following shall apply.
 - (a) Room to Pass. At 120-foot increments, an opening in the on-street parking or a dedicated pull-off space at least 20 foot long must be provided to allow vehicles to pull over for a fire truck to pass. A driveway or an area for a fire hydrant may be utilized to fulfill the requirement if approved by the Fire Department.
5. Disconnected Streets. Disconnected streets may take the following form:
 - (a) Street Stubs. Where adjoining areas are not subdivided, streets in new subdivisions shall be extended to the boundary line of the tract to make provision for the future connections.
 - (b) Where abutting property is not subdivided, street stubs shall be provided at intervals no greater than the maximum block length specified for the community type.
 - (c) Existing street stubs adjacent to an approved development shall be connected to the new development.
6. Intersections
 - (a) Curb Radii. The following curb radii shall be utilized unless otherwise authorized by the Public Works Director or designee: Intersections shall be designed for the actual turning radius of the typical design vehicle as opposed to the maximum design vehicle. Small curb radii at intersections shorten pedestrian crossing distances and reduce vehicle turning speeds, thereby balancing the ease of travel of the vehicles and pedestrians. For curb radii, refer to Figure 15-10.
 - (b) Crosswalks. Crosswalks shall be required at all stop-controlled and signalized intersections with an Average Daily Trip (ADT) of 3,000 or greater. Any proposed crosswalks at uncontrolled locations require a study submitted to Public Works.
 - i. Dimensions. Crosswalks shall be a minimum 6 feet in width, measured from stripe to stripe.
 - ii. Markings. Crosswalks shall be appropriately indicated on the finished street surface with thermoplastic markings, or textured/colored pavement such as brick.
 - iii. Crossing Distances. To encourage pedestrian activity, typical crosswalks shall not extend over 38 feet without a landscape median and/or other pedestrian refuge island to mitigate the effects of vehicular traffic on crossing and to increase pedestrian safety and comfort. Bulb-outs may be used to reduce pedestrian crossing distances. Pedestrian pathways in a refuge islands shall be angled to face in the direction of oncoming vehicular traffic.
 - iv. Accessible ramps and warning panels, in accordance with the Americans with Disabilities Act, are required where all sidewalks or shared use paths terminate at a crosswalk or curb.

- v. Bulb-outs. To shorten pedestrian crossing distances, bulb-outs shall be utilized at intersections when on-street parking is provided and may include rain gardens.
 - 1. The depth of the bulb-out shall match the utilized on-street parking, either the width of the parallel space or the depth of the diagonal space.
 - 2. The radius of the bulb-out shall match the requirements for the intersection.
- vi. Roundabouts. A modern roundabout alternative shall be evaluated when
 - 1. a new signalization is proposed.
 - 2. major reconstruction of an existing signalized intersection is proposed.
 - 3. a change in an unsignalized intersection is required.
 - 4. an existing intersection experiences a high frequency of severe crashes; or
 - 5. a road widening is proposed that could be avoided with one or more roundabouts
- vii. Traffic Calming. Raised crosswalks, raised intersections and chicanes shall be incorporated to lower vehicle speed in appropriate locations as determined by the Public Works Director.

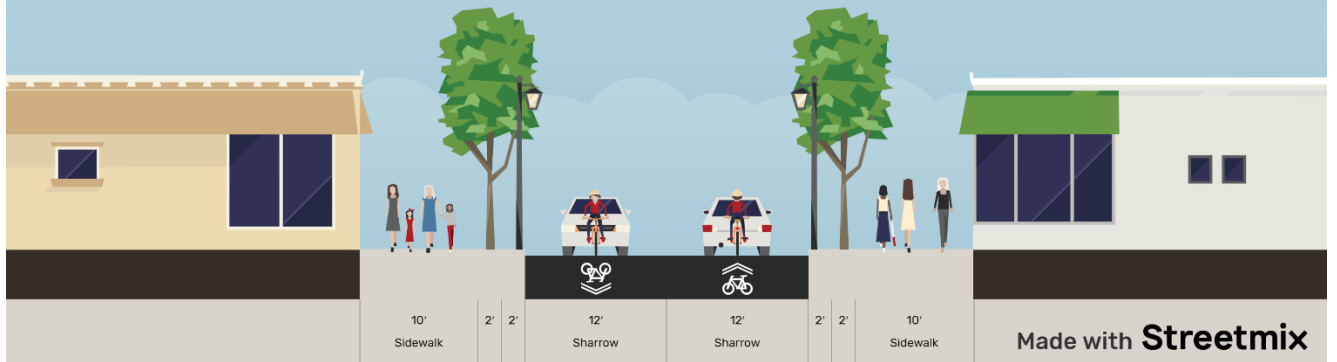
Figure 15-10

Type	Description	Standards
BOULEVARD	A long-distance, vehicular corridor that traverses an urbanized area. It is usually lined by parallel parking, wide sidewalks, and medians planted with trees. This can run parallel to two Lanes creating a multiway boulevard.	ROW Width: 88'-104'. Curb Radius: 10' - 20'. Lanes: 4 (10'-12' wide). Median: Required (12'). Lighting: required. Bike Facilities: Cycle Track. Sidewalk: Required, 10' wide, Both sides. Street Trees: Required every 40' with 6' planter. Pavement Types: Pavers, Asphalt. Design Speed: 35 - 40 MPH.
AVENUE	A short-distance connector that traverses an urban area. Unlike a boulevard, its axis is terminated by a civic building, greenspace or monument.	ROW Width: 56'-72'. Curb Radius: 10' - 20'. Lanes: 2 (10'-12' wide). Median: Required (12'). Sidewalk: Required, 6' wide, Both sides. Lighting: Required. Bike Facilities: Cycle Track. Street Trees: Required every 40' with 6' planter. Pavement Types: Pavers, Asphalt. Design Speed: 25 -35 MPH.
STREET	A small-scale connector. A street is urban in character, with raised curbs, closed drainage, wide sidewalks, parallel parking, trees in individual planting areas, and buildings aligned on short setbacks.	ROW Width: 66'-82'. Curb Radius: 5' - 15'. Lanes: 2 (10'-12' wide). Median: Optional. Sidewalk: Required, 10' wide, Both sides. Lighting: Required. Bike Facilities: Shared Lane. Street Trees: Required every 40' with 6' planter. Pavement Types: Pavers, Asphalt. Design Speed: 15 -25 MPH.
ROAD	Roads provide frontage for low-density buildings such as houses, with open curbs, optional parking, continuous planting, narrow sidewalks, and buildings well set back. A rural road may have no curbs and is lined with	ROW Width: 40'-60'. Curb Radius: 5' - 15'. Lanes: 2 (11'-12'). Median: Optional. Sidewalk: Required 5'. Lighting: Required. Street Trees: Required every 40' with 6' planter. Pavement Types: Brick/Pavers, Gravel, Asphalt. Design

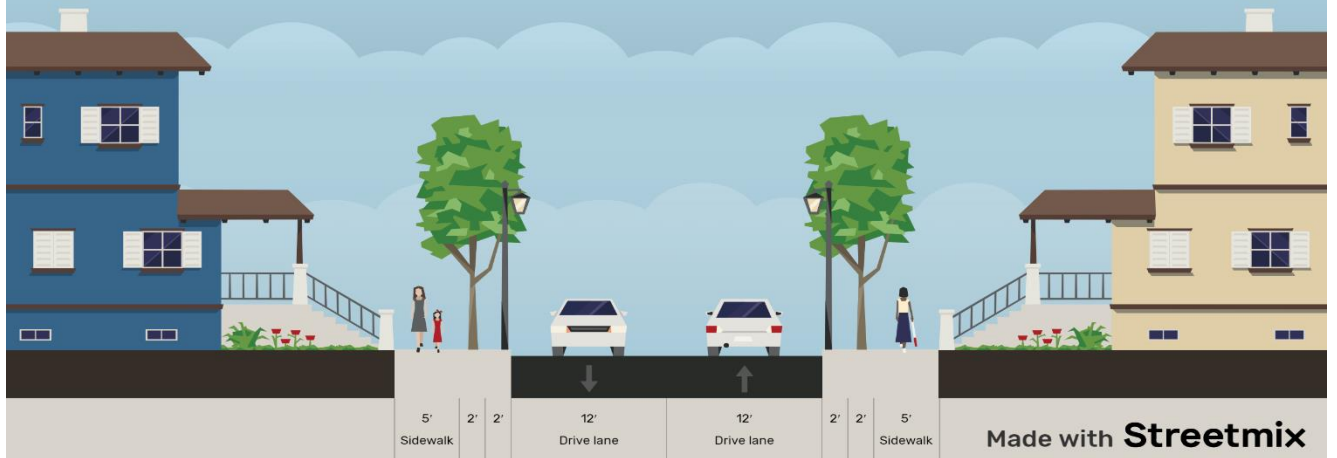
	pathways, irregular tree planting and uncoordinated building setbacks.	Speed: 15 -25 MPH.
LANE	Lanes are a narrow one-way thoroughfare. While lanes may not be necessary with front loading garages, they are still useful for accommodating utility runs, enhancing the privacy of rear yards and serving as frontage roads along major corridors.	ROW Width: 32'-50'. Curb Radius: 5' - 15'. Lanes: 1 (10'-15'). Median: None. Sidewalk: Required, 5', One Side. Lighting: Required. Street Trees: Required every 40' with 6' planter. Pavement Types: Pavers, Gravel, Asphalt. Design Speed: 15 -20 MPH.
ALLEY	A narrow access route servicing the rear of buildings on a street. Alleys have no sidewalks, landscaping, or building setbacks. Alleys are used by garbage trucks and must accommodate dumpsters. Alleys are usually paved to their edges, with center drainage via an inverted crown.	ROW Width: 20'. Curb Radius: 5' - 15'. Lanes: 1 (10'- 15'). Median: None. Sidewalk: Not required. Lighting: Required at intersections. Street Trees: Not required. Pavement Types: Pavers, Gravel, Asphalt. Design Speed: 10-15 MPH.

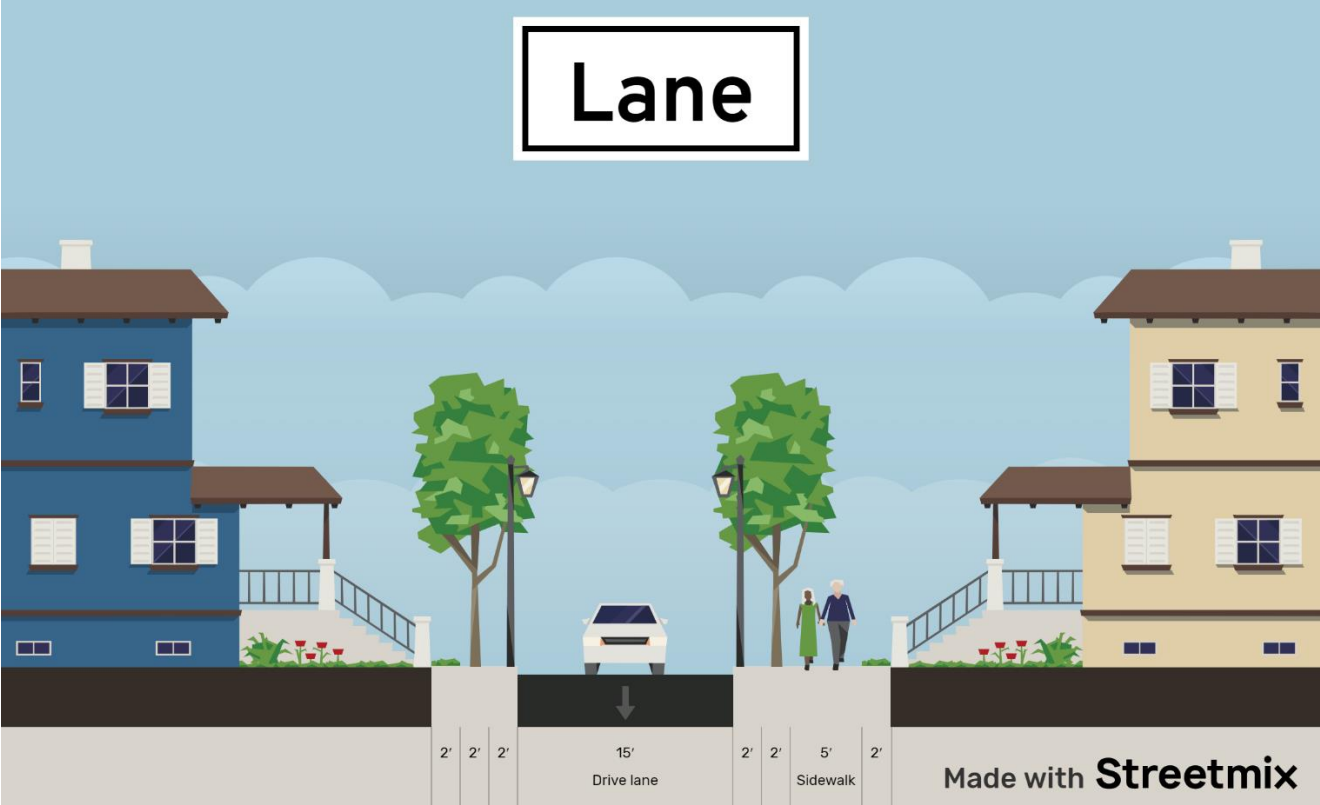


Street



Road





Sec. 15.403. – Architecture.
 Sec. 15.403.1 – DEFINITIONS FOR ARCHITECTURAL CODE

In the event of conflict between the definitions of this section and other definitions of the Land Development Code, the definitions of this Section shall apply only to Section 15.403.

5V-Crimp Roof – the traditional profile for a metal roof, named for the five inverted V’s running down the length of each panel, two at each end and one in the middle.

Arcade – a covered passageway with arches along one or both sides.

Architrave – the lowest division of an entablature resting in classical architecture immediately on the capital of the column; the molding around a rectangular opening.

Articulation – in architecture, it is a method of styling the joints in the formal elements of architectural design, such that each part is clear and distinct in relation to the others.

Balconette – an architectural element, a false balcony or railing at the outer plane of a window opening reaching to the floor.

Balcony – a platform that projects from the wall of a building and is enclosed by a parapet or a railing.

Baluster – vertical molded shaft, square, or lathe-turned form found in stairways, parapets, and other architectural features commonly made of wood, stone, metal, and ceramic; in furniture construction it is known as a spindle.

Balustrade – a railing supported by balusters, especially an ornamental parapet on a balcony, bridge, or terrace.

Bulb-out – also known as curb extensions, extend the sidewalk or curb line out into the parking lane, reducing the street width. Commonly used at intersections as a traffic calming measure.

Capital – the uppermost member of a column or pilaster crowning the shaft and taking the weight of the entablature.

Corinthian Capital – capital design by the Corinthian Order that developed from the Ionic Order and popular in Roman architecture. The capital is more ornate and were often carved with stylized curly acanthus leaves. The fluted columns are thin and have a base and plain frieze with no decoration.

Ionic Capital – Capital design by the Ionic order in Greek architecture. It’s easily recognizable by the scrolled capital on top of the columns. The fluted columns are thin and have a base and plain frieze with no decoration.

Car Port – an open-sided automobile shelter by the side of a building.

Chinese Chippendale – in architecture, refers to a specific kind of railing that was inspired by the designs of the cabinet maker Thomas Chippendale. The design between the top and bottom rails and vertical supports are a series of interlocking diagonals and rectilinear designs.

Clerestory – an outside wall of a room or building that rises above an adjoining roof and contains windows; used for lighting or ventilating interior rooms.

CMU Block – CMU stands for Concrete Masonry Unit, it is a standard-size rectangular block used in building construction.

Cornice – a horizontal molded projection crowning a building or structure.

Craftsman – A type of architecture that came from the Arts and Crafts movement of the mid-19th century. Houses are characterized by wide, low layouts, gabled roofs, open floor plans, wood framing, and front porches that feature support columns and exposed rafters.

Crime Prevention Through Environmental Design (CPTED) – a multi-disciplinary approach to design that suggests that the design of buildings, landscaping, and outdoor environments can either encourage or discourage crime. CPTED attempts to minimize crime and the fear of crime by reducing criminal opportunity and fostering positive social interaction among the users of a space.

Culvert – a structure that channels water past an obstacle, it's typically embedded and may be made from a pipe, reinforced concrete, or other materials.

Density – the amount of development per acre permitted on a parcel under the applicable zoning, commonly measured as dwelling units per acre (du/ac).

Dentils – one of a series of small projecting rectangular blocks forming a molding especially under a cornice.

Dormer – a window set vertically in a structure projecting through a sloping roof.

Door Leaf – the main panel that opens and closes in a doorway.

Double-Leaf – a doorway with two doors that open in the center where they meet; commonly referred to as double doors or French doors.

Single-Leaf – a doorway with one door; commonly referred to as a standard door.

Eave – the lower border of a roof that overhangs the wall – usually used in plural.

Encroachment – unauthorized use of a neighbors property, in terms of building setbacks or landscape buffers, it is when part of a building is inside the setback or buffer.

Entablature – a horizontal part in classical architecture that rests on the columns and consists of architrave, frieze, and cornice.

Façade – the face of a building, especially the principal front that looks onto a street or open space.

Farmhouse Modern – an overall design style based on the American Farmhouse style from the mid- 1800s. Buildings in this style are simple and practical.

Fascia – a flat usually horizontal member of a building having the form of a flat band or broad fillet: such as a flat piece used as molding or a horizontal piece covering the joint between the top of a wall and the projecting eaves.

Fenestration – an opening in a surface; the arrangement, proportioning, and design of windows and doors in a building.

Vertical Fenestration - Windows (fixed or operable), glazed doors, glazed block and combination opaque/glazed doors composed of glass or other transparent or translucent glazing materials and installed at a slope of not less than 60 degrees from horizontal.

Floor Area Ratio (FAR) – the ratio between a building’s total floor area and the total area of the lot on which the building stands.

Foot-candle – a unit of illumination equal to that given by a source of one candela (the base unit of luminous intensity) at a distance of one foot.

Frieze – a sculptured or richly ornamented band; the part of an entablature between the architrave and the cornice.

Gable ends – the part of a wall that encloses the end of a pitched roof.

Grille – a grating forming a barrier or screen.

Intersections:

Controlled Intersection – utilizes road signs or traffic signals to control the flow of traffic through the intersection.

Uncontrolled Intersection – there are no traffic controls to regulate traffic, common examples are roundabouts and highway interchanges.

Keystone – the wedge-shaped piece at the crown of an arch that locks the other pieces in place.

Lintel – a horizontal architectural member spanning and usually carrying the load above an opening.

Loggia – a gallery or room with one or more open sides, especially one that forms part of the main architectural structure of a house and has one side open to the garden.

Masonry – building structures from single units that are laid and bound together with mortar; brick, stone, and concrete blocks are the most common materials.

Massing – refers to the perception of the general shape and form, as well as size of a building. The volume of the building.

Median – the strip of land between the lanes of opposing traffic on a divided road or highway.

Mediterranean Revival - Mediterranean Revival was popular in the United States in the 1920s and 1930s, it is a combination of Spanish Renaissance, Spanish Colonial, Italian Renaissance, Venetian, Gothic, and Arabic architecture styles.

Modillion – an ornamental block or bracket under the corona of the cornice – as in the Corinthian order.

Neoclassical architecture – architecture style that emerged in the mid-18th century, characteristics include the grand scale of the buildings, simplicity of geometric forms, Greek detailing, dramatic columns, and blank walls. The style is seen as a reaction to the lavish excesses of the Rococo style.

Old Florida - Old Florida is commonly referred to as “Florida Vernacular”. It is typified by a wood-framed house and was widespread in the 19th century among colonial-era English pioneer settlers and their descendants.

Oolitic limestone – extremely uniform limestone, in composition and texture, that adjusts to temperature changes.

Parapet – a low wall or railing to protect the edge of a platform, roof, or bridge.

Pedestrian Refuge – a small section of pavement or sidewalk surrounded by asphalt or other road materials, where pedestrians can stop before finishing crossing a road.

Permeable paving – a surface made of either a porous material that allows stormwater to flow through, or nonporous blocks spaced so that water can flow between the gaps.

Pier – a vertical structural support: such as the wall between two openings, a pillar or pilaster, a vertical member that supports the end of an arch or lintel, and an auxiliary mass of masonry used to stiffen a wall.

Pilaster – an upright architectural member that is rectangular in plan and is structurally a pier but architecturally treated as a column and that usually projects a third of its width or less from the wall.

Porch – a covered area adjoining an entrance to a building and usually having a separate roof.

Porte cochere – a roofed structure extending from the entrance of a building over an adjacent driveway and sheltering those getting in or out of vehicles; a passageway through a building or screen wall designed to let vehicles pass from the street to an interior courtyard.

Portico – a structure consisting of a roof supported by columns at regular intervals, typically attached as a porch to a building.

Primary Building – also referred to as a Principal Building, it is the building which occupies the major or central portion of a lot; is the main building on the lot; or is the primary purpose that the lot is used for.

Rafter – one of several internal beams extending from the eaves to the peak of a roof and constituting its framework.

Rafter Tail – the exposed exterior portion of a building’s wood structural truss that projects beyond the perimeter wall of the structure; usually not visible after the overhang is finished, but sometimes left exposed as a decorative detail.

Rain Garden – a garden that lies below the level of its surroundings, designed to absorb rainwater that runs off of a surface such as a sidewalk, patio, or a roof.

Right of Way (ROW) – the legal right to pass over or through real property owned by someone else, usually based upon an easement.

Riparian Corridor – a unique plant community consisting of the vegetation growing near a river, stream, lake, lagoon, or other natural body of water. It serves a variety of functions such as: filtering sediment from runoff before it enters the rivers and streams, protects

stream banks from erosion, provides storage area for flood waters, provides food and habitat for fish and wildlife, and preserves open space and aesthetic surroundings.

Roof – the structure forming the upper covering of a building.

Flat Roof – a flat roof is almost level, has a pitch up to 10 degrees; ancient form mostly used in arid climates and allow the roof space to be used as a living space or living roof.

Gable Roof – a roof consisting of two sections whose upper horizontal edges meet to form its ridge.

Hip Roof – all roof sides slope downwards to the walls; if the structure is square the slopes meet in a peak, if it is rectangular the slopes meet at a ridge formed by the adjacent sides.

Shed Roof – a roof that slopes down in one direction.

Roof Pitch – also referred to as roof slope, it is the steepness or angle of the roof. It is calculated by the number of inches or feet it rises vertically for every 12 inches or feet it extends horizontally.

Sash – the framework in which panes of glass are set in a window or door; such a framework together with its panes forming a usually movable part of a window.

Secondary Building – also referred to as an Accessory Building, is a building or structure detached from a main building and used for purposes incidental to those of the main building.

Sharrow – a road marking in the form of two inverted V-shapes above a bicycle, indicating which part of a road should be used by cyclists when the roadway is shared with motor vehicles.

Stucco – a fine plaster used for coating wall surfaces or molding into architectural decorations.

Swale – a low or hollow place designed to collect and slowly release water into the landscape.

Traffic Calming – the combination of measures that reduce the negative effects of motor vehicle use, alter driver behavior, and improve conditions for non-motorized street users. It consists of physical design and other measures put in place on existing roads to reduce vehicle speeds and improve safety for pedestrians and cyclists.

Speed Humps – used for 10-15 mph speed zones, often seen on local streets or connector roads where traffic needs to flow smoothly. They are not the same as speed bumps.

Speed Tables – midblock traffic calming devices that raise the entire wheelbase of a vehicle to reduce its traffic speed. They are longer than speed humps and flat topped.

Raised Intersections – a speed table that spans the entire width of the intersection, raises the intersection to the pedestrian sidewalk level.

Chicanes – horizontal traffic control measures used to reduce vehicle speeds on local streets, an artificial narrowing of the road.

Transfer of Development Rights (TDR) – a method by which developers, or other interested parties, can purchase development rights of certain parcels within a designated “sending district” and transfer the rights to another “receiving district” to increase the density of their new development. The property owner in the sending district still owns the land, but cannot further develop the property, this protects land resources and provides additional income to both the property owner and the holder of the development rights.

Transom – the beam that separates the top of the window or door from the rest of the wall.

Trellis – a framework of light wooden or metal bars, used as support for fruit trees or climbing plants.

Vertically proportioned fenestration – windows and doors that are taller than they are wide, typically a 1.5:1 height to width ratio.

Windows:

Arched windows – the bottom half of the window is rectangular while the top is an arch or half-circle.

Bay windows – a combination of windows, typically three, with angled sides that extends a room outward; may be rectangular, polygonal, or arc-shaped.

Palladian window – three-part window composed of a large, arched central section flanked by two narrower, shorter sections having square tops.

Transom window – a window located above a window or door’s transom.

Sec. 15.403.2 – Architectural Standards within The Lakes District Master Planned Community Area

All new developments and redevelopments in The Lakes District Master Planned Community Area (District) are required to be designed with Florida Heritage architectural themes. Florida Heritage includes the following architectural styles: Craftsman, Neoclassical, Old Florida, and Modern Farmhouse. This document was developed to help educate and guide future development and objectively enhance and contribute to the unique architectural heritage of the City of Auburndale and the District.

“Identify,” for the purposes of this code, is defined as the implementation of, at minimum: each of the Districts’ Architectural Universal Rules and one (1) Florida Heritage Architectural Theme. To identify with a Florida Heritage Architectural theme, the structure must comply with each of the style’s universal rules, the style’s permitted exterior building materials, the style’s permitted roofline and shape, the style’s roofline materials, and at least one (1) characteristic feature as defined for each style below. The style shall be applied to all parts of a structure visible from all streets except for those designated as alleys.

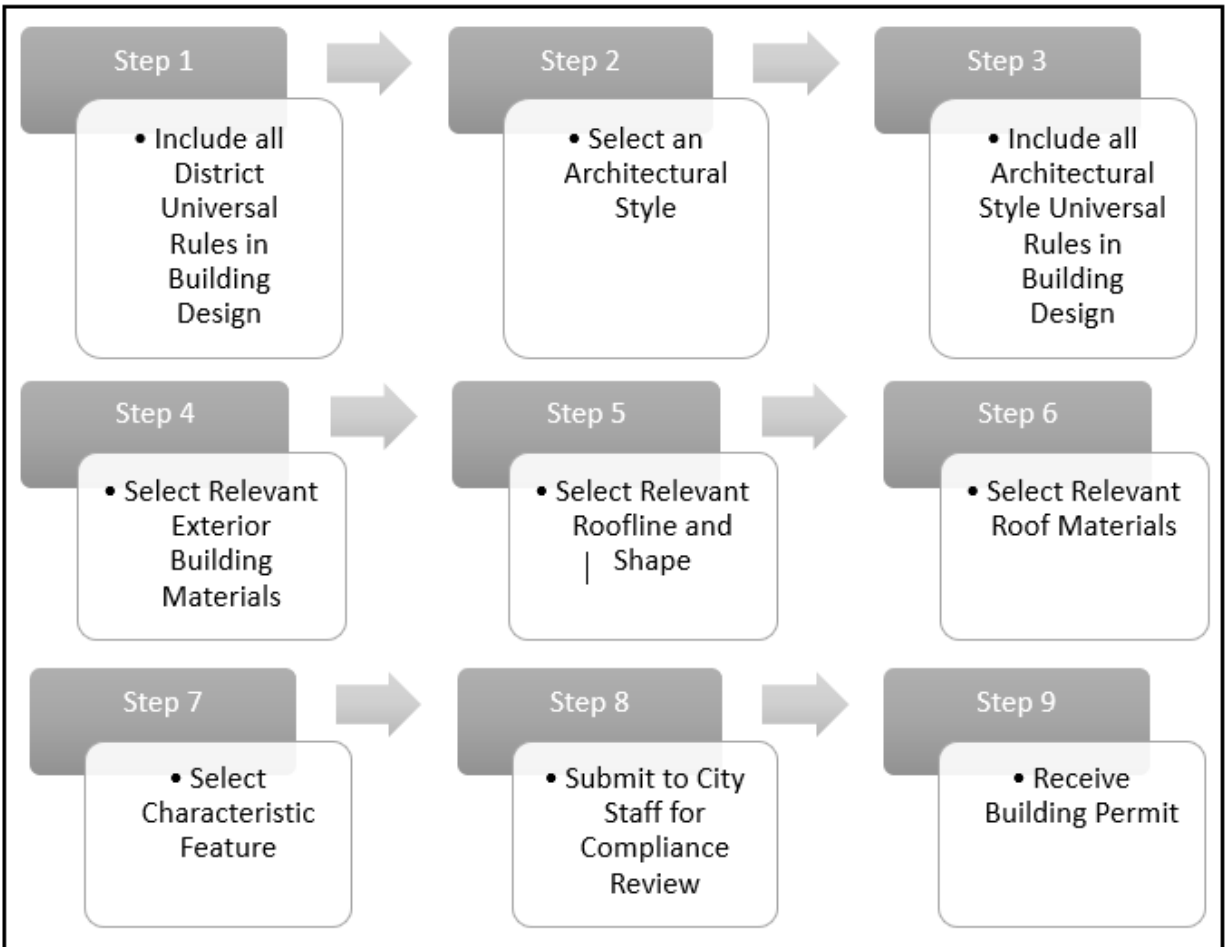


Figure 15-11 – Lakes District Master Planned Community Area Architectural Design and Review Process

The following Architectural Guidelines shall apply to all new developments and redevelopments within the Lakes District Master Planned Community Area, unless specifically exempt. In the event of conflict between the provisions of this section and other provisions of the Land Development Code, the provisions of this Section shall apply.

Demonstration of compliance with the District Architectural Universal Rules is required. Applicants shall provide proof of compliance at time of building permit application. Planning staff review for compliance is required prior to issuance of building permit. Compliance shall be determined by a review of the submitted architectural elevations, rendering of the structure(s), and a list of exterior and roof materials. Please see Figure 15-11 for the Architectural Review process.

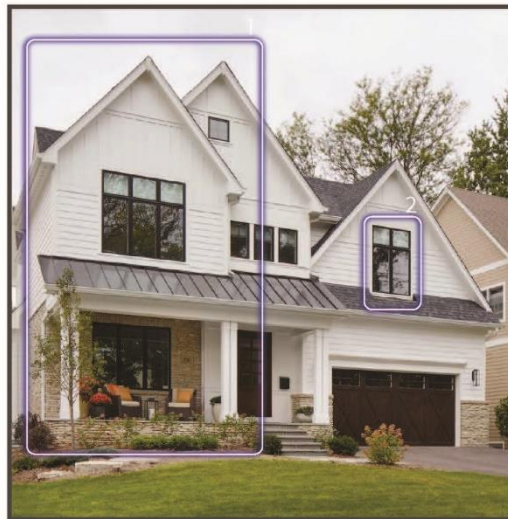
- (a) Lakes District Master Planned Community Area Architectural Universal Rules.
 - 1. “Heavy” materials below “light” materials. For example, smaller balconies or windows on upper stories, or coarse building materials on the bottom with smooth materials above.
 - 2. Vertically proportioned fenestration
 - 3. Visible joints i.e., doors, windows, and columns, are required to have spanning lintels.

Any deviation from the architectural code is not permitted. However, residential lots, over one acre, with Estate Residential (ER) zoning in the Lakes District Master Planned Community Area, shall be exempt from the Florida Heritage Architectural Theme. Specific Universal Architectural Rules for lots over one acre with Estate Residential (ER) zoning, are as follows:

- 1. Neutral or Earth-toned Exteriors.
- 2. Enhanced Front Door and/or entryway.
- 3. Mix of Exterior Building materials on all sides of home.

THE LAKES DISTRICT MASTER PLANNED COMMUNITY ARCHITECTURAL UNIVERAL RULES

New developments and redevelopments in The Lakes District Master Planned Community Area are required to identify with an architectural style to implement alongside the universal rules. One permitted building material, one permitted roofline, and one characteristic feature from the chosen architectural style is to be implemented. The universal rules are: {1} heavy below light, for example smaller balconies or windows and lighter building materials on the upper floors; {2} vertically proportioned fenestration; and {3} visible joints are required to have spanning lintels. The images below show the universal rules on each of the architectural styles, Craftsman, Neoclassical, Old Florida, and Modern Farmhouse.



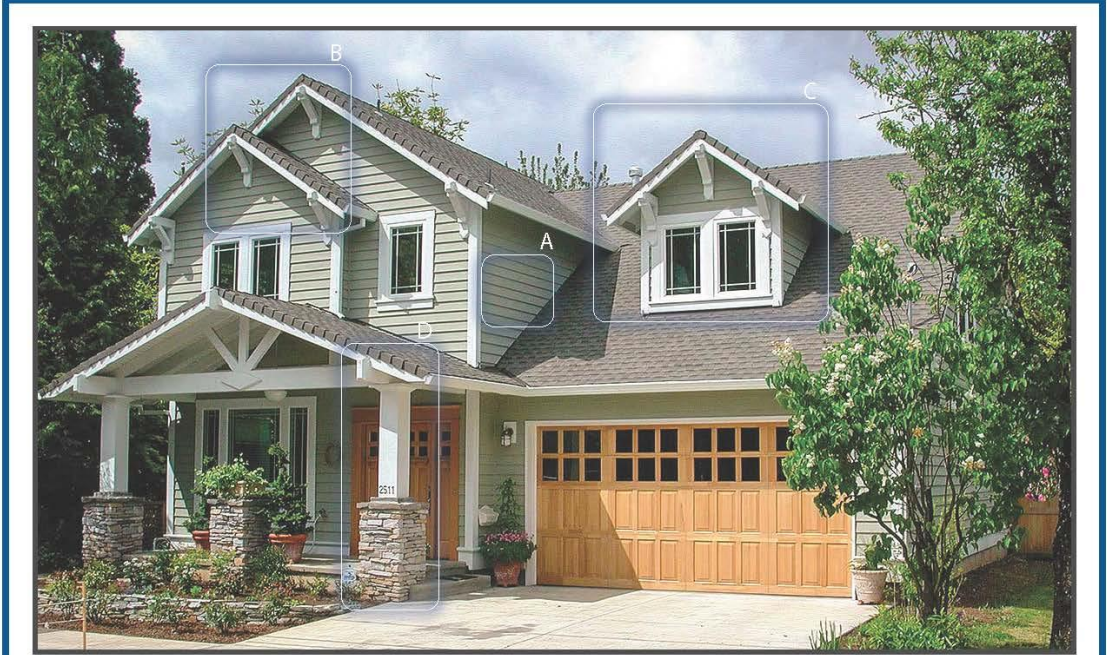
This flyer is intended to be used as a reference sheet, please refer to the Lakes District Master Planned Community Area Architectural Code for specific rules and requirements.

(b) Florida Heritage Architectural Themes.

1. Craftsman Style. The following building standards and architectural features are relevant to identify as the Craftsman Style.
 - (a) Craftsman Style Universal Rules
 - i. Low pitched roof, see Figure 15-13
 - ii. Wide eaves, 12" minimum width
 - iii. Decorative beams or braces under gables
 - iv. Covered front porch and/or balconies with thick square or round columns with masonry porch supports, masonry columns extend to ground level without break at porch floor level. Columns must be a mix of two materials.
 - (b) Permitted exterior building materials. Each exterior building face is required to have a mix of the permitted building materials.
 - i. Wood clapboard or approved equal
 - ii. Shingle siding or approved equal
 - iii. Stucco
 - iv. Masonry kneewall
 - (c) Permitted rooflines and shapes.
 - i. Exposed rafter tails
 - ii. Awnings under gable ends
 - iii. Symmetrical or asymmetrical front facades
 - iv. Low pitched roof
 - (d) Permitted roof materials.
 - i. Shingles
 - ii. Metal
 - (e) Characteristic features.
 - i. Masonry Chimney
 - ii. Gabled or Shed roof Dormer with exposed rafter ends and braces
 - iii. Stained wood door with either wood plank design or a panel door with a variety of different glaze patterns in top half
 - iv. Grouped windows, one wide window with a narrow window on either side

CRAFTSMAN

New developments and redevelopments in The Lakes District Master Planned Community Area are required to identify with an architectural style to implement alongside the universal rules. Two permitted building materials, at least one permitted roofline and one characteristic feature from the chosen architectural style is to be implemented. Each exterior building face is required to have a mix of the permitted building materials. The universal rules are heavy below light, vertically proportioned fenestration, and spanning lintels on visible joints.



Typical architecture features for Craftsman are {A} wood siding and shingle siding; with a brick or stone chimney. {B} The windows commonly have multiple panes above the sash and the front doors are typically a stained wood with either a wood plank design or panel door with a variety of windows in the top half. The {B} roofs are typically low pitched, with wide, open eaves; using either shingles or a metallic roof. Decorative elements including exposed rafter tails and triangle knee braces are common. {C} Dormers are also common, with either a gable or a shed roof. Other characteristic features include a covered front porch with {D} stone or brick on the column bases.



Office Building



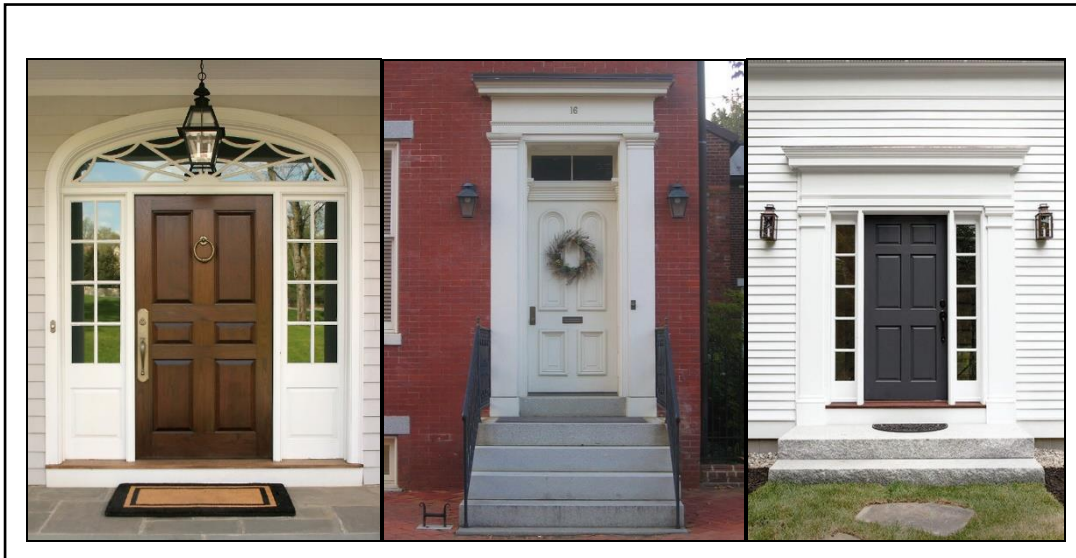
Apartment Building



Mixed-use

This flyer is intended to be used as a reference sheet, please refer to the Lakes District Master Planned Community Area Architectural Code for specific rules and requirements.

2. Neoclassical Style. The following building standards and architectural features are relevant to identify as the Neoclassical Style.
 - (a) Neoclassical Style Universal Rules
 - a. Low pitched roof with a boxed eave and moderate overhang
 - b. Symmetrically balanced windows and front door
 - c. Doorways have elaborate decorative surrounds based on the Greek Revival, Federal, or Georgian Architectural styles, see Figure 15-12 for examples
 - d. Full story front porch with roof supported by columns
 - i. Porch columns are either:
 1. Classical columns with Ionic or Corinthian capitals
 2. Unfluted (often square) columns lacking capitals
 - e. Windows. Commonly rectangular with a double hung sash. Typically, six to nine panels per sash. Common windows are bay windows, paired windows, triple windows (excluding Palladian), transomed windows, and arched windows.
 - (b) Permitted exterior building materials. Elevations may have a mix of the permitted materials.
 - i. Stucco or patterned brick masonry
 - ii. Stone
 - (c) Permitted rooflines, shapes, and materials.
 - a. Primary gabled or hip roof at 3:12 to 6:12 pitch, see Figures 15-14 and 15-15
 - b. Secondary roof forms permitted are shed and flat
 - (d) Permitted roof materials.
 - a. Composition shingles
 - (e) Characteristic features.
 - i. Classical Pediment and Orders
 - ii. Romanesque Arched Openings
 - iii. Roofline balustrades. Used on full-height entry porches with a flat roof. Chinese Chippendale railings are also popular.
 - iv. Roof overhang designed with dentils or modillions



Federal Style

Georgian Style

Greek Revival Style

NEOCLASSICAL

New developments and redevelopments in The Lakes District Master Planned Community Area are required to identify with an architectural style to implement alongside the universal rules. One permitted building material, one permitted roofline and one characteristic feature from the chosen architectural style is to be implemented. Each exterior building face may have a mix of the permitted building materials. The universal rules are heavy below light, vertically proportioned fenestration, and spanning lintels on visible joints.



Neoclassical buildings are typically {A} stucco, brick, or stone masonry. It is common for there to be a mixture of the materials as well. The rooflines vary; gabled, hipped, shed, and flat roof are all common options. The roof is commonly low pitched with a moderate overhang. Dentsils or modillions are common beneath the overhang. The front elevation has symmetrically balanced windows and a front door. Characteristic features include {B} classical pediment and orders, {C} a full height porch with a roof supported by columns, {D} classical or simplified columns, doorways with elaborate decorative surrounds, and roofline balustrades.



Residential



Civic



Rowhouse

This flyer is intended to be used as a reference sheet, please refer to the Lakes District Master Planned Community Area Architectural Code for specific rules and requirements.

3. Old Florida Style. The following building standards and architectural features are relevant to identify as the Old Florida style.
 - (a) Old Florida Style Universal Rules
 - i. Horizontal lap, shingles, or board and batten siding pattern
 - ii. Wide eaves, 12" minimum width, with simple tails and brackets supporting the eave
 - iii. Raised first floor
 - iv. Deep porch that runs the length of the front façade
 - v. Double hung vertical windows
 - (b) Permitted exterior building materials. Elevations may have a mix of the permitted materials.
 - i. Wood-siding or approved equal
 - ii. Block construction
 - (c) Permitted rooflines and shapes.
 - i. Low to medium-pitched roof
 - (d) Permitted roof materials.
 - i. 5-V Crimp or corrugated metal roofing with exposed structural elements such as rafter tails and brackets
 - ii. Composition shingles or approved equal
 - (e) Characteristic features.
 - i. Simple and blocky vertical rails
 - ii. Variety of columns; either heavy and massive, or a grouping of multiple thin columns atop a heavy base.
 - iii. Single-leaf wood French front doors with sidelights
 - iv. Double leaf out swinging garage doors with transom windows at the top
 - v. Shuttered windows
 - vi. A clerestory

OLD FLORIDA

New developments and redevelopments in The Lakes District Master Planned Community Area are required to identify with an architectural style to implement alongside the universal rules. One permitted building material, one permitted roofline and one characteristic feature from the chosen architectural style is to be implemented. Each exterior building face may have a mix of the permitted building materials. The universal rules are heavy below light, vertically proportioned fenestration, and spanning lintels on visible joints.



Old Florida buildings have wood siding, this includes ship-lap, shingles, and board and batten; in either horizontal or vertical patterns. It is common to have a mix of two siding materials. The roofs are shallow or medium-pitched and have deep overhangs. {A} 5-V crimp or corrugated metal roofing are the primary materials with exposed structural elements such as the {B} rafter tails or brackets. Characteristic features are a broad, deep porch that typically runs the entire length of the facade, simple and blocky vertical rails, {C} columns that are either heavy and massive or a grouping of multiple thin columns on a heavy base, {D} shuttered windows, and a raised first floor. A clerestory is sometimes included as well.



Apartments



Office



Estate

This flyer is intended to be used as a reference sheet, please refer to the Lakes District Master Planned Community Area Architectural Code for specific rules and requirements.

4. Modern Farmhouse Style. The following building standards and architectural features are relevant to identify as the Modern Farmhouse Style.

(a) Modern Farmhouse Style Universal Rules.

- i. Simple primary form with secondary forms to reduce overall massing
- ii. Covered entryway
- iii. Large windows
- iv. Neutral siding colors with darker window frames and doors
- v. Balanced arrangement of windows and doors

(b) Permitted exterior building materials. Elevations may have a mix of the permitted materials.

- i. Clapboard
- ii. Board and Batten
- iii. Stone masonry

(c) Permitted rooflines and shape.

- i. Primary gable roof with 12:12 roof pitch
- ii. Secondary roof forms are permitted
- iii. Non-residential and multifamily uses are permitted greater flexibility in forms and rooflines

(d) Permitted roof materials. Roofs may be a mix of the permitted materials.

- i. Metal roof
- ii. Composition shingles

(e) Characteristic features.

- i. Enhanced entry door
- ii. Dormer or shed windows on roofline
- iii. Large fireplace
- iv. Stone, concrete, or metal accents

MODERN FARMHOUSE

New developments and redevelopments in The Lakes District Master Planned Community Area are required to identify with an architectural style to implement alongside the universal rules. One permitted building material, one permitted roofline and one characteristic feature from the chosen architectural style is to be implemented. Each exterior building face may have a mix of the permitted building materials. The universal rules are heavy below light, vertically proportioned fenestration, and spanning lintels on visible joints.



The Modern Farmhouse style is a blend of a traditional country look and a more minimal contemporary design. Elevations are simple and have clean lines. Modern Farmhouse buildings typically have a large, long front porch with simple columns and ballisters, {A} clapboard or board and batten siding in neutral colors, and {B} a metal or composition shingle roof gabled with a 12:12 pitch. The windows are large and double hung with the {C} frames and doors a darker color. For example, white siding with dark gray, brown, or black window frames and doors. The placement and size of windows and doors are symmetrical. Characteristic features include: an Arts and Crafts style entry door, dormers, a large fireplace, and {D} stone accents.



Retail



Restaurant



Apartments

This flyer is intended to be used as a reference sheet, please refer to the Lakes District Master Planned Community Area Architectural Code for specific rules and requirements.

Figure 15-13 – Roof Pitches

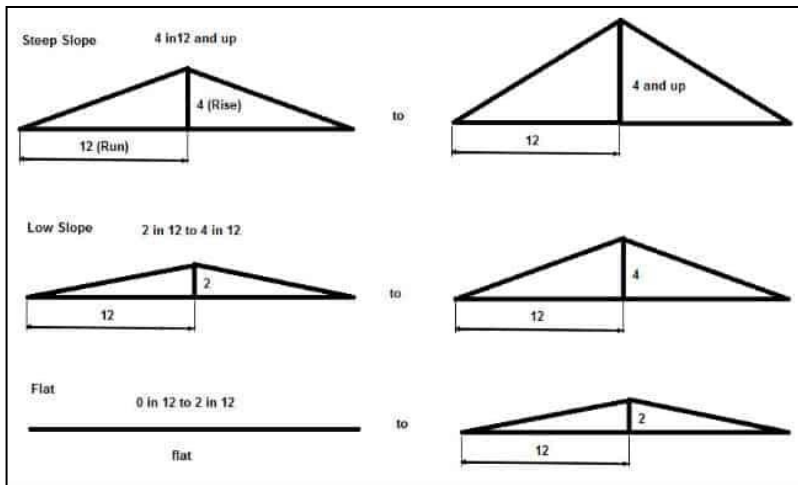


Figure 15-14 – Specific Roof Pitches

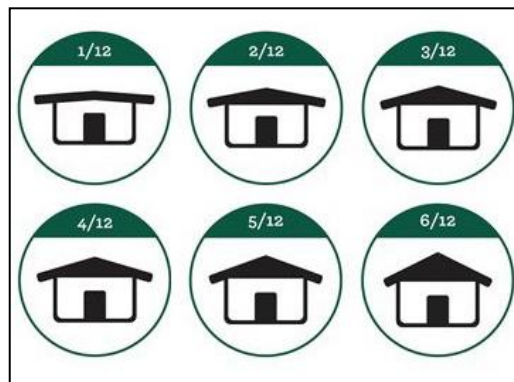
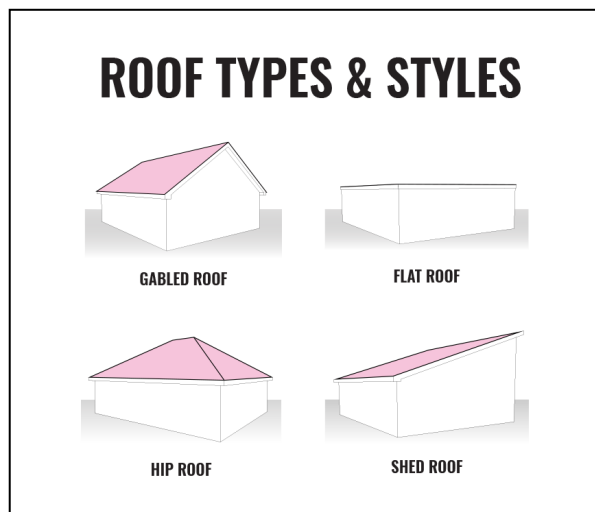


Figure 15-15 – Roof Types and Styles



Sec. 15.404. – Auburndale Green Swamp Area of Critical State Concern.

The Auburndale Green Swamp Protection Area (AGSPA) shall be generally defined as that area both within the City Limits and within the Green Swamp Areas of Critical State Concern. The following policies are created to protect environmentally sensitive lands and encourage their preservation.

- (a) No Village Center shall be located in the AGSPA.
- (b) Properties within the AGSPA shall not be receiving zones for Transfers of Development Rights.
- (c) Maximum Residential Density within the AGSPA shall be 3 units per acre.
- (d) New development shall connect to a regional public sewer system. New development shall not be allowed to use septic tanks for disposal of wastewater.
- (e) *Residential Neighborhoods* within the boundaries of the Auburndale Green Swamp Protection Area shall allow single family residential development at a maximum density of up to 3 units per acre, including any fraction thereof, with central water and paved road access.
 - 1. Single family lots shall not exceed an impervious surface ratio of 50%. If the lots are within a master planned residential community, the overall Impervious Surface Ratio shall be 50%.
 - 2. All residential development shall provide a minimum open space set-aside of no less than 30% of total land area. Open space is defined as passive recreation, agriculture, or conservation easement. Retention/Detention areas and golf courses do not count as open space.
- (f) *Estate Residential* districts within the AGSPA shall follow the development standards found in Article 4. The Lakes District Planning Area.
 - 1. Maximum density shall not exceed 1 unit per acre.
 - 2. Estate Residential may be a TDR sending zone to sites outside the AGSPA.
- (g) *Parks and Open Space* districts within the AGSPA shall follow the development standards found in Article 4. The Lakes District Planning Area.
 - 1. Parks and Open Space may be a TDR sending zone to sites outside the AGSPA.
- (h) *Conservation Network* districts within the AGSPA shall follow the development standards found in Article 4. The Lakes District Planning Area.
 - 1. Lands in the Conservation Network may be a TDR sending zone to sites outside the AGSPA.

PART 5. – MASTER PLAN APPLICATION AND REQUIREMENTS

Sec 15.500 – “Master Plan” Process and Requirements

Within the Lakes District Plan area, a “Master Plan” development review will occur as described below.

(a) *Pre-Application Meeting.*

1. The pre-application meeting with the Community Development Department will give the applicant the opportunity to present the proposal before incurring the costs in time and expense associated with a formal application and will acquaint the applicant with subdivision procedures and requirements and any concerns of the city regarding the property in question.
2. All applicants for Master Plan approval shall attend a pre-application meeting. The city will not accept an application for Master Plan review until this requirement is met. The applicant may schedule a pre-application meeting by contacting the Community Development Department. A pre-application meeting will be scheduled within seven business days of the applicant's request. The meeting will include representatives from relevant city departments.

(b) *Master Plan Review.*

1. Development applications within the Lakes District are required to submit a site plan and impact statement in accordance with the regulations prescribed within Chapters 5 and 6 of the Auburndale Administration and Procedures Manual. In addition to these requirements, developments within the Lakes District are required to submit building elevations and architectural renderings.