

Seminole County
Land Development Code
Rewrite
DRAFT
January 10, 2023

CHAPTER 1 GENERAL PROVISIONS

Section	Subject	Proposed Changes
1.9	Further implementing actions	Revises procedures for reviewing Land Development Code (LDC) to be consistent with current practice

CHAPTER 2 DEFINITIONS

Section	Subject	Proposed Changes
2.3	Definitions	Add/revise definitions as needed for LDC Update; delete existing definitions that are not used in the Code. Including new or revised definitions related to truck parking, lighting standards ,cluster development, surveying terms, historic trees

CHAPTER 5 ADMINISTRATION

Section	Subject	Proposed Changes
5.12	Development Review Committee (DRC)	Updates titles of DRC to be consistent with existing

CHAPTER 30 ZONING REGULATIONS

Part	Subject	Proposed Changes
2	Establishment of Districts	Rename C-1, C-3 and M-2; add Missing Middle (MM) and Mixed Use (MUCD) districts
3	Administration	Clarify requirements to restore a nonconforming structure
4	Zoning District Standards	For each district provide a brief zone description (detailed information on permitted uses and development standards to be shown separately in tabular form).

5	Permitted Uses by Zoning District	- Establish Table YY to list Permitted, Limited, and Special Exception uses for all districts. - Establish Use Consolidation Table to define detailed use categories. - Commercial Kennel Added to use table
6	Additional Use Standards	- Additional standards for Accessory Uses, Solar Facilities, Mobile Food Vendors, Civic Assembly, etc. - Included additional standards for accessory buildings - Backyard Chicken Program updated to removed requirement for permit; revised to allow up to 5 chickens and coops up to 170 square feet.
7	Development Standards	General standards for measurement of setbacks, setbacks from natural water bodies, dimensional standards for residential and non-residential districts, etc.
8	Special Zoning Districts	- Establishment of and development criteria for Mixed Use Corridor (MUCD), Missing Middle (MM) and Affordable Housing (R-AH) districts. - Minimum project size in Planned Development (PD)
9	Supplemental Regulations	- New regulations for Self-Storage in C-1 and C-2 - Revisions to trucks in residential districts
10	Overlay Districts	- Add Rural Nonresidential Design Standards added to Scenic Corridor Overlay - Delete US 17-92 CRA Target Zone Height Alternative Standards
11	Parking and Loading Regulations	- Revise and update required parking formulas - Allow for parking reductions and shared parking for carshare and transit-oriented development - Establish bicycle parking requirements - Establish parking garage design guidelines - EV readiness standards included
14	Landscaping, Screening, Buffering, and Open Space	- Combine landscape, buffer, and open space requirements into one Part. - BCC may alter buffer criteria as part of a PD approval - Eliminate buffering between subdivisions of 4 units per acre or less

		• Additional references to Florida Friendly landscaping added • Section 14.20 Fence section being revised
15	Performance Standards - Glare	• Illuminance standards added
16	Outdoor lighting section added	• Additional regulations to reduce glare
	Wekiva River Protection	Additional regulations regarding clustering subdivisions and correct title of Development Services Director.

CHAPTER 35 SUBDIVISIONS

Section	Subject	Proposed Changes
34.44	Required submittals for final plat	Changing the sheet size for plat submittal and other changes to be consistent with industry standards.
35.61	General	Including language from Chapter 40, requiring the same 25% tree save and including new tree planting requirements for new residential lots

Chapter 40 - SITE PLAN APPROVAL

Section	Subject	Proposed Changes
40.14	Titles	Revises titles to be consistent with current titles
40.172	Titles	Revises titles to be consistent with current titles
40.53	Required Submittals	Addition of requirement to provide information demonstrating compliance with Ch. 30 Part 68 Performance Standards.

CHAPTER 60 ARBOR REGULATIONS

Section	Subject	Proposed Changes
60.2	Scope	Exempt single family lots of 2 acres or less
60.3	BCC as Tree Committee	• Appoint a Natural Resource Officer • Requires Natural Resources approval for removal of historic trees and can be appeal to Planning Manager or Development Services Director
60.4	Permits Required	• County not liable for tree hazards on private property • Permit trimming and maintenance of trees by property owners
60.5.1	Logging	Now addressed in Chapter 30
60.7	Variance, appeal & penalty	• Development Services Director may grant deviations where regulations create substantial hardship • Trees removed without permit must be replaced at 2:1 ratio of cumulative caliper
		• Specimen trees to be replaced a 4:1 ratio • Replacement fees doubled for trees removed without a permit
60.9	Replacement	• Recommend replacement species native to the region • Specimen trees to be replaced at 2:1 ratio • All replacement trees to be Florida Nursery Standard #1 or better • Trees located in a conservation area shall not count toward replacement requirements • If the number of replacement trees is unfeasible, the applicant may pay into the Arbor Trust Fund

CHAPTER 80 Construction

Section	Subject	Proposed Changes
	Construction Hours	Hours for construction were added

Chapter 1 – General Provision

2

CHAPTER 1 GENERAL PROVISIONS

4 **Section 1. Amendments to Chapter 1, General Provisions.** Chapter 1 of the Land
Development Code of Seminole County is amended as follows (underlines are additions,
6 strikethroughs are deletions, and remaining text is unchanged):

8 **Sec. 1.9. - Further ~~implementating~~ implementing actions.**

Any goals, policies or objectives of the 1991 Seminole County Comprehensive Plan which are
10 not effectively implemented ~~to any extent through this Code~~ shall be ~~submitted to~~ reviewed
by the program review committee Local Planning Agency by the and referred to the
12 ~~planning and development director~~ Development Services Director, ~~for review subsequent to~~
~~the planning and development director developing draft implementing land development~~
14 ~~regulations as~~ who shall propose appropriate Code revisions relating to said goals, policies
or objectives.

Chapter 2 – Definitions

Section 2. Amendments to Chapter 2, Definitions. Chapter 2 of the Land

Development Code of Seminole County is amended as follows (underlines are additions, strikethroughs are deletions, and remaining text is unchanged):

SEC. 2.3 – DEFINITIONS

~~ACLFs: Adult Care Living Facilities.~~

~~Active railroad crossing: A roadway which crosses railroad track facilities which are trafficked by an average of two (2) or more trains per day.~~

~~Active school recreation area: A public school recreational area which is improved or equipped with facilities designed for games or athletic uses such as ball fields, tracks, stadiums and swimming pools, but not including unimproved open spaces and natural areas.~~

~~Adverse general market conditions: A recessionary level decline in the number of building permits issued by the county.~~

~~Aerial support: Structural supports used to suspend utility lines above the ground.~~

~~Airport: Orlando Sanford International Airport, Orlando International Airport, and/or Orlando Executive Airport and Flying Seminole Ranch Airports.~~

~~A.I.S.I.: American Iron and Steel Institute.~~

~~Arborist: a certified professional in the field(s) of landscape architecture, arbor science, forestry, or other related field.~~

~~As-built survey: A post-construction survey identifying the actual lengths and elevations of the stormwater management system by a certified land surveyor. Land Surveyor.~~

46 Assisted living facility: *As defined in Florida Statutes.*

48 Antiquated plat: A subdivision of land that does not comply with current zoning district
and/or subdivision requirements, or that has limited development potential due to
50 inadequate public facilities, services or environmental constraints. These generally include
lands platted prior to modern land development regulations adopted in 1970. Examples
52 include plats with substandard designs for lot size, configuration, roads or drainage facilities.
A lot within an antiquated plat may be subdivided according to the requirements of Sec.
54 35.2(a).

56 ~~Antiquated subdivision: A subdivision of land that was created prior to modern land~~
~~development regulations adopted in 1970 and does not comply with current zoning and /or~~
58 ~~subdivision standards, typically in terms of lot size, road access, stormwater management or~~
~~utility service.~~

60 ~~Arcade: A series of arches supported on columns along the primary building facades, creating~~
~~cover for pedestrians.~~

62
~~Artificial drainage system: Any canal, ditch, culvert, dike, storm sewer, or other manmade~~
64 ~~facility which tends to control surface flow of water.~~

66 Assembly: All buildings or portions of buildings used for gathering together fifty (50) or
more persons for such purposes as ~~church sanctuary~~, religious services, marina, racquet
68 club/health spas, golf course clubhouse and sit-down and drive-in restaurants. Separate
definitions are applied to ancillary spaces such as offices and bulk storage areas. Net usable
70 square footage as calculated for assembly uses excludes all non-public areas such as
restrooms and kitchens. Concentrated Assembly is occupancy assigned based on 7 square
72 feet per person. Less concentrated assembly is occupancy assigned based on fifteen (15)
square feet per person per NFPA, Life Safety Code, 1985 Issue.

74

Assembly, Civic: Not-for-profit assembly uses including community centers, meeting halls, recreation centers, clubhouses, and religious institutions. This excludes facilities operated by a property owners' association primarily for the use of its residents.

~~Auto camper: A lightweight, collapsible unit that is transported on an automobile or other vehicle and designed for travel, recreation, and vacation use.~~

~~Automatic controller: A mechanical or electronic timer, capable of operating valve stations to set the days and length of time of a water application.~~

~~Backlogged facility: Road on the state highway system operating at a level of service below the minimum level of service standards, which is not a constrained facility, and which is not programmed for construction adequate to bring it up to the applicable minimum level of service standard in the first three (3) years of the department's adopted work program or in a local government's capital improvements element.~~

Big box development: An individual retail and/or wholesale commercial establishment with more than 75,000 square feet of gross floor area, such as a home improvement center or a membership warehouse club. The "gross floor area" of such a store includes outdoor storage areas and any outdoor area providing services, such as, but not limited to, outdoor merchandise display, garden supplies, plant display, snack bars, etc. "Gross floor area," however, does not include loading areas. For the purpose of determining the applicability of the 75,000 square foot threshold, the aggregate square footage of all adjacent stores which may share either a series of checkout stands, management areas, storage areas, common entrances, or a controlling ownership interest, shall be considered a single commercial establishment (for example, a plant nursery associated with a general merchandise store or home improvement store, or a discount department store associated with a grocery store). The term "big box development" does not include an individual commercial establishment integrated within an indoor mall regional shopping facility.

~~BEER: Bureau of Economic and Business Research.~~

Breeder, professional: Any person or entity that causes dogs or cats to reproduce, either willfully or through failure to exercise due care and control, regardless of the size or number of litters produced. Any person or entity offering male dogs or cats for stud purposes shall be classified as a breeder. This classification will not apply to a hobby breeder, as defined in this Section; or to a pet owner who breeds his or her own pets and keeps all of the offspring.

Breeder, hobby: Any person or entity, that intentionally causes or allows willfully or through failure to exercise due care and control, the breeding or studing of a dog or cat resulting in no more than a total of one (1) litter per calendar year per legal residence whether or not the animals in such litter are offered for sale or other transfer.

~~Building numbering maps: A master set of maps which, in conjunction with approved plats and site plans, details the existing street name and numbering scheme and the projected street name and numbering scheme within Seminole County. Said maps, in addition to the plats and site plans, being currently designated the one (1) inch to four hundred (400) feet legal section maps.~~

~~CAC: Citizen Advisory Committee.~~

~~CAD: Computer Aided Dispatch.~~

~~CALNO: Council of Governments~~

Caliper: a measurement of the size of a replacement tree at a predetermined point. Trunk diameter for trees up to four (4) inches is to be measured six (6) inches above the soil line.

Trees four (4) inches in diameter and greater will be measured twelve (12) inches above the soil line.

~~Canopy: A projecting cover for pedestrians in the form of a roof-like structure, which may or may not be supported by columns, providing protection from the elements, usually in a continuous fashion.~~

~~Canopy Tree: A self-supporting woody plant, typically having a minimum height at maturity of at least twenty (20) feet, planted primarily for its high crown of foliage. A species of tree which normally grows to a mature height of forty (40) feet or more.~~

Car sharing program: A fee-based or membership-based service that provides all qualified drivers access to a dedicated car(s) or light truck(s) on a minute or hourly basis. Vehicles are available 24 hours, 7 days a week at unattended self-service locations. No separate written agreement is required each time a customer uses a vehicle. Vehicle usage is provided at minute, hourly and/or 'per mile' rates that include insurance and maintenance.

~~CARL: Conservation and Recreational Lands Program.~~

~~CBD: Central Business District.~~

~~CFCRA: Central Florida Commuter Rail Authority.~~

~~CFRA: Central Florida Regional Airport~~

~~CMAC: Concurrency Management Citizen Advisory Committee.~~

~~CMTAC: Concurrency Municipal Technical Advisory Committee.~~

~~COHC: School Board Capital Outlay and Housing Committee.~~

Champion Tree: any tree that has been designated as the largest tree of its species in the state of Florida as measured by trunk diameter at breast height and crown diameter. These may include any species not listed on the restricted stock list.

~~Church or place of worship: Any building or property used for nonprofit purposes by an established religious organization holding tax exempt status under the Internal Revenue Code and/or Florida Statutes, where such building or property is used for worship services, along with customary accessory structures and activities which shall include parsonages, friaries, convents, fellowship halls, Sunday schools and rectories, but not including day care centers, community recreation facilities, and private primary and/or secondary educational facilities. Services and activities offered to non-members of the religious organization shall not be included in this definition.~~

Clearing: The removal of trees and brush from a substantial part of the land but shall not include mowing. Soil disturbance such as root raking or compaction shall also be considered clearing, if trees or their root systems are damaged in the process.

Cluster subdivision means a form of development that permits a reduction in lot area and bulk requirements, provided there is no increase in the number of lots permitted under a conventional subdivision or increase in the overall density of development, and the remaining land area is devoted to open space, active recreation, preservation of environmentally sensitive areas, stands of trees, open fields, or agriculture. Cluster subdivision design should be an improvement over conventional subdivision design practice by including an improved streetscape, homes oriented to create a sense of community and a reduction in road pavement and utility line length. A cluster subdivision must provide intervening common useable open space, passive or active parks, or conservation land between modules or clusters of homes.

Conservation area: lands which have unsuitable or nonrated soils, wetland vegetative species, are seasonally flooded and perform an environmental function, as described in the county's comprehensive policy plan.

~~Conservation and recreational lands program (CARL): Created by the Florida Legislature (Sec. 253.023, F.S.) and implemented by the Department of Natural Resources, this program provides a means of acquiring and managing environmentally sensitive lands and other lands for recreation, water management and preservation of significant archaeological and historical sites. The areas to be purchased are selected by the land acquisition selection committee which annually ranks proposed projects according to criteria in Ch. 18.8, Florida Administrative Code. The Governor and Cabinet make final selection for acquisition based on recommendations made by the committee.~~

~~Corner building entrance: The primary entrance into a building located on the corner of an intersection of two (2) primary, or a primary and secondary road; said entrance shall be located in the corner of the intersecting walls or closely located near such intersection, to enable pedestrians approaching along both roadways to access the building.~~

~~Corner lot: A lot located on the corner of an intersection of two (2) primary, or a primary and secondary, street. See "Lot, corner."~~

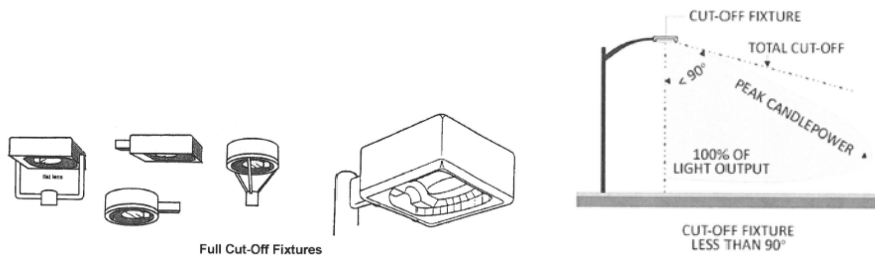
~~Corridor open space: Corridor open spaces are areas through which wildlife and/or people may travel and which may connect residential or recreational areas. They may also be designed to provide leisure activities and for aesthetics. Typical corridors include rivers, creeks, utility easements, thoroughfares, scenic roads and recreation trails. Wetland and floodplain areas are often associated with water-based corridors.~~

~~CRPP: East Central Florida Comprehensive Regional Policy Plan.~~

Cupola: A dome-shaped ornamental structure located on top of a larger roof or dome, often used as a lookout or to admit light and remove stale air.

Cover porch entries: An entrance porch to a building consisting of a covered and often columned area.

Cut-off fixtures: Light fixtures that are designed or shielded such that all light rays emitted by the fixture are projected below the horizontal plane running through the lowest point on the fixture where light is emitted. The light distribution may not be greater than 2.5% of the luminaire's lumen output at or above 90 degrees vertical from the nadir and not more than 10% of a luminaire's lumen output at or above 80 degrees vertical from nadir.



Cutoff angle (of fixture) means the angle measured upward from the vertical at which the bare source is completely blocked from view.

Day Care Center: Structure or facility which provides child care for more than five (5) children unrelated to the operator and which receives a payment, fee, or grant for any of the children receiving care, wherever operated, and whether or not operated for profit. Such facilities do not include Family Day Care Homes as defined in section 402.302(8), Florida Statutes (2017).

~~Day nurseries: An establishment where five (5) or more children under the age of six (6) years, excluding members of the family occupying the premises, are cared for. The term includes nurseries and kindergartens.~~

Delicatessen / Café: An establishment for sale of on or off-site food consumption with no kitchen (toasters, microwaves, facilities for making non-alcoholic hot or cold beverages are permitted).

Development review committee: A committee designated by the Board composed of the following personnel or their designee or designees the ~~and~~ Director of ~~Public~~ Works, the ~~Building~~ Official, the Development Review Manager, the Planning Manager, the Comprehensive Planning Manager, the Public Safety Director, the Seminole County School Board, a representative of the soil conservation service, the Director of Health and Human Services, the Division of Forestry, the Sheriff's Office and such other personnel as may be designated or assigned by the County Manager for the purpose of reviewing land development proposals and other related issues.

Development site:

(1) For properties within the Planned Development (PD) zoning district – all property included within the legal description of the approved PD zoning ordinance and/or Development Order; or

(2) For properties in all zoning districts other than Planned Development (PD) – all property included within the final subdivision plat or site plan.

Diameter at breast height (DBH): A measurement of the size of a tree equal to the diameter, in inches, of a tree measured at four and one-half (4½) feet above the existing grade. For multi-trunked trees, the DBH shall mean the cumulative diameter of the three largest trunks, measured two (2) feet above the existing grade.

~~DIME: Dual independent map encoding.~~

~~Dormer: A window set vertically into a small gable projecting from a sloping roof.~~

~~Drip line: The vertical line running through the outermost portion of the tree crown extending to the ground. A vertical line from the horizontal extremity of the canopy of a tree to the ground. For trees with canopies set off-center from the trunk, an area bounded by the average diameter of the drip-line will be centered on the point at which the trunk of the tree is rooted.~~

~~E-911 coordinator: That person designated by the County Manager to design, implement, and maintain an emergency telephone response system which involves the expeditious response of public safety, police and other services resulting from such emergency telephone system.~~

Dual Rear Vehicles shall mean motor trucks, trailers, semitrailers, tractor/trailer combinations and all other vehicles operating over the public streets of the county and uses as a means of transporting persons or property and propelled by power other than muscular power which have more than or are designed to have more than four (4) weight bearing wheels. Dual rear pickup trucks not used for commercial purposes that do not have an USDOT Number, commercial signage and are registered to a person residing at the garaging location shall not be deemed to constitute a dual rear vehicle.

~~Any A strip of land created~~ Easement: right of use over the property of another encumbered through a valid written legal instrument for ingress-egress, public or other private utilities, drainage, sanitation, or other specified uses having limitations, the title to which shall remain in the name of the property owner, subject to the right of use designated in the reservation of the servitude.

Easement, recorded: An easement which has been entered into the public records of Seminole County.

~~ECFRPC: East Central Florida Comprehensive Regional Policy Plan.~~

~~Effluent takeback program: Program allowing or requiring the piping of reuse water back to a development for use in commercial activities or landscape irrigation. This water cannot be used for any purpose that may involve human consumption (fruit eaten raw, showers, etc.).~~

~~EMS: Emergency Medical Service.~~

~~EOC: Emergency Operations Center.~~

~~ESGP: Emergency Shelter Grants Program.~~

~~Exclusive transit facility: A physically separated rail or road lane reserved for multi-passenger use by rail cars, busses, or van pools serving large volumes of home/work trips during peak travel hours. Exclusive transit facilities do not include high occupancy vehicle lanes.~~

~~FAA: Federal Aviation Authority Administration.~~

~~Family day care home: As defined in section 402.302(78), Florida Statutes (2001 2017).~~

~~Fascia: A broad flat surface that is the outer edge of a cornice or roof.~~

Florida-Friendly Landscaping Plant Guide: A publication by the Florida Department of Environmental Protection (FDEP) and the University of Florida Institute of Food and

Agricultural Sciences (UF/IFAS) containing many of the UF/IFAS-recommended Florida-Friendly plants for each region of the state.

Foot candles A unit of light intensity stated in lumens per square foot and measurable with an illuminance meter. Means the measure of light noted as a unit of illuminance amounting to one lumen per square foot. Full-cutoff fixture means a fixture that allows no emission of light above horizontal.

Full shielding refers to internal and/or external shields and louvers provided to prevent brightness from lamps, reflectors, refractors and lenses from causing glare at normal viewing angles.

FLIN: Florida Library Information Network

GBF: Geographic Base File.

Geographic service area: For recreational facilities, a geographic service area identifies the time or distance which a resident is willing to travel to use a given park or facility.

Glare: means the sensation of annoyance, discomfort, or loss in visual performance and visibility due to bright or uncontrolled light sources..

GIS: Geographic Information System.

Historic tree: A healthy tree with a trunk caliper of twenty-four (24) inches or more. Any live oak, bald cypress, or longleaf pine 36 inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine 36 inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the

condition of the tree is 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree in this county selected and duly designated a Florida State Champion shall likewise be within this definition.

~~HRS: Department Of Health and Rehabilitative Services.~~

~~ILL: Interlibrary Loan System.~~

Illuminance means the quantity of light arriving at a surface divided by the area of the lighted surface, measured in foot candles.

~~Kennel: A place where dogs and other small animals and house pets are kept, sheltered, boarded, bred, or groomed for compensation.~~

Kennel, commercial: Any premises or structure wherein any person engages in housing or boarding of more than six (6) dogs and/or eight (8) cats. Commercial kennels used for the purpose of buying, selling, or breeding of dogs and cats is prohibited. This term does not include fosters/service dog trainers for 501c3 animal rescue organizations and service dog organizations, or animal rescue organizations as identified in F.S. § 828.03 who are in the process of re-homing dogs and cats. If the number of animals being housed by these organizations exceeds the maximum threshold defined herein, accessory structures housing animals must be setback 150 feet from rights-of-ways and neighboring property lines, and are regulated by Chapter 20 Animals and Fowl, Seminole County Code, which requires a Kennel Certificate and annual inspection by Animal Services.

Kennel, noncommercial: Any premises or structure used to house dogs or cats of a hobby breeder other than inside one's home, and which is on the same property where the hobby breeder resides.

~~KSF: Thousand square feet.~~

Land surveyor: A land surveyor ~~registered~~ licensed under Chapter 472, Florida Statutes, who is in good standing with the ~~Florida State Board of Professional Engineers and Land Surveyors.~~ Florida Board of Professional Surveyors and Mappers.

~~Landscaped dividing strips: Landscaped areas containing ground cover, shrubs and trees or other landscaping used to partition parking areas into individual bays.~~

~~Law enforcement officer: An officer who is on official duty for a law enforcement agency including, but not limited to, the Sheriff's Office of Seminole County.~~

Live-work: a property that contains a commercial or office component and a residential component. The work component is less than fifty percent (50%) of the total floor area

Littoral zone: a region lying along a shore of a water body that is shallow enough to support rooted aquatic vegetation.

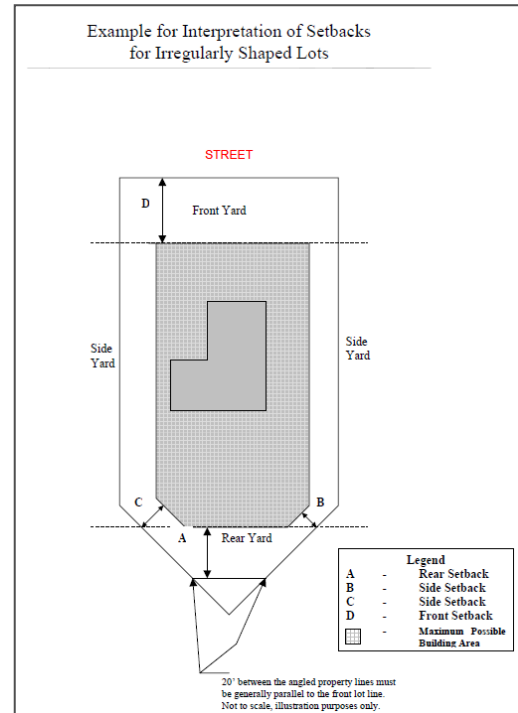
Lot, corner: A lot situated at the intersection of two (2) streets, the interior angle of such intersection not exceeding one hundred thirty-five (135) degrees. An intersecting access easement shall not establish any property as a corner lot.

Lot, double-frontage: A lot having two (2) or more of its nonadjoining property lines abutting upon a street or streets, or ingress-egress easement not including alleys. Lots having frontage on a natural water body, but not a canal or stormwater retention pond, shall be considered to be double-frontage lots. A lot adjacent to an alley shall not be a double-frontage lot.

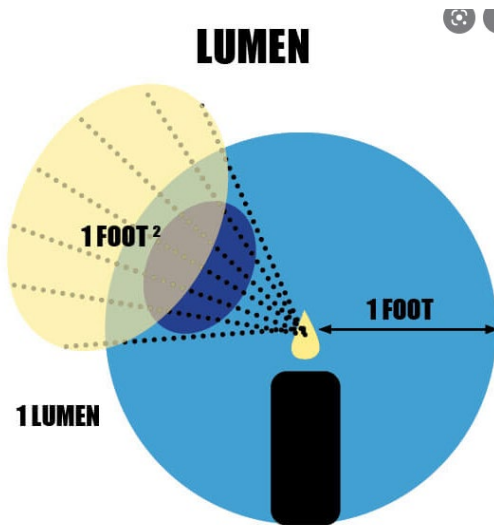
Lot Line, front: The portion of a lot that abuts the ~~street or~~ road right-of-way or ingress-
egress easement. In the case of a corner lot, ~~this may be either frontage~~ both street frontages
shall be considered front lot lines.

Lot line, rear: That lot line which is opposite to and most
distant from the front lot line of the lot. In the case of
an irregular, triangular, or tapering lot, a line 20 feet in
length, entirely within the lot, parallel to and at the
maximum possible distance from, the front lot line shall
be considered to be the rear lot line (see diagram).

Lot line, side: Any lot line other than a front or rear lot
line.



426 Lumen means a quantitative unit measuring the amount of light emitted by a lamp or
428 luminaire.



428
430 Luminaire means a complete lighting unit consisting of the lamp or light source, fixture,
432 and other parts designed to distribute the light.

432 Luminance means the quantitative measure of brightness of a light source or an illuminated
434 surface, equal to luminous intensity per unit area of the source or surface viewed from a
436 given angle.

436 ~~Mass: The overall bulk, size, physical volume, or magnitude of a structure or project.~~

438 Mean sea level: The average height of the sea for all stages of the tide. It is used as a reference
440 for establishing various elevations within the floodplain. For purposes of Part 51, Chapter 30,
442 the term is synonymous with National Geodetic Vertical Datum (NGVD). North American
444 Vertical Datum. (NAVD)

~~MPO: Metropolitan Planning Organization.~~

~~MSBU: Municipal Services Benefit Unit.~~

446 ~~MTAC: Municipal Technical Advisory Committee~~

448 Mobile food vendor. A vehicle mounted food service establishment, which is self-propelled,
450 or otherwise designed to be movable from place to place including, but not limited to, carts,
mobile kitchens, hot dog carts, trailers, and lunch trucks. The term also may also apply to a
452 food service establishment that operates at a fixed location for a period of time in conjunction
with a special event permitted in accordance with Section 30.1378(1). Persons selling fresh
454 fruits, vegetables, or unprepared food from trucks, trailers or similar conveyances shall not
be considered mobile food vendors.

456 Nadir in the lighting discipline, nadir is the angle pointing directly downward from the
luminaire, or 0°.

458 National Geodetic Vertical Datum (NGVD): As corrected in 1929 is a vertical control used as a
460 reference for establishing varying elevations within the floodplain. Superseded by the North
American Vertical Datum (NAVD) as corrected in 1988.

462 ~~OCLC: On-line computer library center.~~

464 Opacity: For purposes of Chapter 30, Part 67 (Landscaping, Screening, and Buffering), the
466 degree of screening required between a land use or development and an adjoining
development, road, or vacant property.

468 ~~Opaque Materials: Materials that light cannot pass through.~~

470 ~~Open vista area: An area where views from the centerline of the right-of-way extend~~
472 ~~uninterrupted by natural vegetation or topography beyond the scenic corridor setback~~
~~established under this ordinance.~~

QUATS: Orlando Urban Transportation Study.

Overspray: ~~The water delivered beyond the landscaped area, wetting pavements, walks, structures, or other non-landscaped area.~~

PA: ~~Planning area.~~

Pastoral open space: ~~Pastoral open spaces are areas identified and maintained for present. Resource based and passive recreation which are compatible with the areas natural resources may be present. Examples of pastoral open space areas may include federal, state, or county parks and forests or other areas established for resource preservation.~~

PCD: ~~Pounds per capita per day.~~

P.C.P. (permanent control point): ~~A secondary, horizontal-control monument, according to Florida Statutes, Chapter 71-339, Page 3, Paragraph 13, 177.031 (13).~~

Personal Services: An establishment engaged in providing individual services generally related to personal needs such as beauty and barber shops, spa services, shoe repair, nail salons, and tailor shops. These uses may also include accessory retail sales of products related to the services provided.

Photometric plan means a diagram drawn to scale depicting the location of all light poles and building-mounted light fixtures in a specific area and a numerical grid of the maintained lighting levels that the fixture will produce. All values must be at grade unless otherwise stipulated.

~~Pick-up coach: A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation, and vacation.~~

Preserved trees: Trees that are designated to remain after construction and count toward replacement requirements per Chapter 60.

Professional surveyor: A person licensed by the State of Florida as a professional surveyor and mapper pursuant to Chapter 472, Florida Statutes.

~~Proportional capacity: The percentage of permitted capacity of a water or sewer treatment facilities which is dedicated to serving customers in other jurisdictions.~~

Protected tree: Any existing tree a with a minimum 6" dbh on the approved plant species list or the Florida-Friendly Landscaping Guide Plant List for the Central Florida Regina and appropriate USDA Plant Hardiness Zone. Unless exempted, all of these trees are subject to a tree removal permit per Chapter 60.

~~Public Entrance: An access into a building that is accessible by pedestrians from a street, a sidewalk or public walkway into the building interior.~~

Recessed Entry: An entry with an intermediate space created by location of the entry door offset further from the sidewalk than the remainder of the building façade.

~~Recharge characteristics: The capability of a property, prior to any alterations, to transmit ground water based upon the elevation, slope, compaction and type of soils.~~

~~Regional park: Regional parks are large, resource-based areas that serve two (2) or more communities or counties and are usually located within an hour's driving distance of the residents they serve. A space allowance of twenty (20) acres per one thousand (1,000) population is suggested. The park should serve a population of over one hundred thousand (100,000) and should range in size from a minimum of two hundred fifty (250) acres to as much as several thousand acres.~~

534 ~~Reliever airport: An airport facility designated by the Federal Aviation Administration to~~
supplement passenger traffic capacity of a primary passenger airport (Orlando International
536 Airport is Central Florida's primary facility. Central Florida Regional Airport is classified as a
reliever airport.)

538 Replacement trees: Trees planted to replace existing trees as required by section 60.9.

540 ~~Reservoir area: An area not on the public right-of-way which is provided for the temporary~~
use of vehicles waiting to enter or leave a vehicle-oriented service or an off-street parking
542 facility.

544 ~~RRP: Rental Rehabilitation Program.~~

546 Sag lens, convex lens, or drop-lens means a clear or prismatic refracting lens that extends
below the lowest opaque portion of the light fixture.

548 ~~SC: Seminole County.~~

550 ~~Scale: The relative size of a building when compared to other buildings, to its environment~~
552 and to pedestrians.

554 ~~SCOPA: Seminole County Port Authority.~~

556 Shielded means a fixture constructed to have internal or external shields, top and side
visors, hoods, or internal louvers to limit glare and light trespass caused by light emission
558 from the luminaire.

Self-Storage Facility: Establishment primarily engaged in renting or leasing space for self-storage. These establishments provide secure space (i.e., rooms, compartments, lockers, containers, or outdoor space) where clients can store and retrieve their goods.

Self-Storage Facility, Limited Access: A self-storage facility consisting of one or more buildings with all storage bays accessed through interior hallways.

Self-Storage Facility, Multiple Access: A self-storage facility with overall access to the site restricted by a fence or perimeter wall, allowing direct vehicular access to storage bay doors from the exterior of any building.

Setback: The minimum distance within a yard by which any building or structure must be separated from a street right-of-way or lot line, or edge of any recorded ingress-egress easement traversing the property, whichever lies closer to the building or structure.

Severely trimming: The cutting of branches and/or trunk of a tree in a manner which will substantially reduce the overall size of the tree area to destroy the existing symmetrical appearance or natural shape of the tree. This includes trimming or cutting in a manner, which results in the removal of main lateral branches leaving the trunk of the tree in a stub appearance.

~~SF: Single-family~~

Solar Energy System: A device, array of devices, or structural design feature, the purpose of which is to provide for generation or storage of electricity from sunlight, or the collection, storage and distribution of solar energy for space heating or cooling, daylight for interior lighting, or water heating.

- Building-integrated Solar Energy Systems:* A solar energy system that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural component of the

building. Building-integrated systems include, but are not limited to, photovoltaic or hot water solar energy systems that are contained within roofing materials, windows, skylights, and awnings.

- *Floating solar energy systems:* A solar energy system mounted on a rack that is floating in a water body.
- *Ground mounted Solar Energy Systems:* A solar energy system mounted on a rack or pole that rests on or is attached to the ground. Ground-mount systems can be either accessory or principal uses. (e.g. backyard solar panels, free-standing solar panels, and ground-mount PV systems)
- *Roof-Mounted Solar Energy Systems* – A solar energy system mounted on a rack that is fastened to, ballasted, or adhered to a structure roof. Roof-mounted systems are accessory to the principal use.

~~Special act area: An area designated for special environmental protection by Florida Statute, typically providing for procedures for review of local comprehensive plans land development regulations and certain development permits applicable to a protection area delineated by the Act; and, other duties and requirements of county, regional and state agencies. The Wekiva Protection Act was the state's first such special act area within Seminole County.~~

~~Special facilities: These facilities include boat ramps, canoe trails, roadway rest stops and other recreational areas that are used for specific purposes.~~

~~Special transportation areas (STA's): Are compact geographic areas in which growth management considerations justify a lower minimum level of service standard than would normally apply to some or all of the roads in such area. STAs may include all or portions of central business districts, outlying business districts, redevelopment areas, area wide or downtown developments of regional impact, regional activity centers, historical areas and state parts. STAs do not apply to entire cities or to strip development along individual state highway corridors. (FDOT definition)~~

Specimen tree: ~~A tree identified by the Planning Division Manager or the County Forester as being of outstanding mature size, excellent form and a healthy example of the species. Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater.~~
Specimen trees shall also include Historic and Champion trees as defined in Chapter 2.

Spill-Light means light that falls outside the property where the luminaire is located.
Standards: ~~Seminole County water and sewer standards.~~

Standard housing: ~~The term "standard housing" is defined as housing units being in good an inhabitable condition, not lacking complete plumbing facilities or heating facilities, or being overcrowded with more than 1.01 person per room.~~

Strip commercial: ~~Strip commercial development is freestanding commercial development along a road as opposed to being concentrated at major intersections. Strip commercial is characterized by:~~

~~(1) Relatively small and narrow parcels (lot depths of approximately three hundred (300) feet or less); or,~~

~~(2) Frequent curb cuts, lack of coordinated access such as cross access drives or joint use driveways; or~~

~~(3) Lack of coordinated parking, between commercial uses.~~

Subcanopy tree: ~~A self-supporting woody plant typically having a maximum height at maturity of no more than twenty (20) feet, planted primarily for its screening purposes.~~

Submerged vegetation: ~~The vegetation that is rooted under water and whose structural parts are also under water.~~

Substandard housing: ~~The term "substandard housing" is defined as housing units being in dilapidated condition, lacking complete plumbing facilities, lacking heating facilities, and/or being overcrowded with more than 1.01 person per room. For purposes of the plan,~~

~~substandard housing requiring "substantial rehabilitation," as defined by 24 CFR Part 92.2, in order to meet U. S. Department of Housing and Urban Development Minimum Housing Quality Standards, shall be considered dilapidated and shall be considered for demolition.~~

~~Surveyor: Professional surveyor registered~~ licensed in the State of Florida.

~~TAC: Technical advisory committee.~~

To plat: In whatever tense used, "to plat" shall mean to divide or subdivide land into lots, blocks, tracts, sites, streets, rights-of-way, easements, or other divisions, however designated, and the recording of the plat in the office of the Clerk of the Circuit Court of Seminole County, in the manner authorized by Chapter ~~65-2274~~ 177 part 1, Laws of Florida, and other laws regulating the platting of land in Seminole County, Florida.

~~Transitional area: The area within a high intensity planned development area intended to be a multi-functional use district designed to buffer the higher intensity of use found in designated core areas.~~

~~Transparency: The amount of clear glass on a building wall, particularly on the front façade of a store or other building accessible from a sidewalk or public walkway.~~

~~Transitioning incorporated area: An area projected to become part of a city outside an existing urbanized area within the next ten (10) to twenty (20) years. (FDOT definition)~~

~~Transitioning urbanized area: An area which is projected to become part of an existing urbanized area within the next twenty (20) years. (FDOT definition)~~

~~Tree: Any living, self-supporting, perennial plant which has a trunk diameter of at least three (3) inches measured three (3) feet above grade (at the base of the tree) and normally~~

grows to a minimum overall height of fifteen (15) feet. Any living, woody self-supporting perennial plant which normally grows to a minimum height of fifteen (15) feet.

Trees, stand of: A naturally occurring grouping of five (5) or more trees forming a canopy of vegetation which results in a single unified drip-line.

Understory Tree: A species of tree which normally grows to a mature height of fifteen (15) to thirty-nine (39) feet).

~~Urban subdivision: A subdivision which creates lots under five (5) acres in size and complies with the requirements of the urban subdivision regulations.~~

~~Utilitarian/urban open space: Utility open spaces are areas generally unsuited for development which may present a public safety or health hazard. These areas include floodplains, wetlands, water bodies, areas of poor soils, retention and detention drainage areas. Properly designed non-structural and landscaped retention areas may serve as an open space amenity.~~

USDA Plant Hardiness Zone: Standard by which growers can determine which plants are most likely to thrive at a location

~~Volume: Occupied space measured in cubic units.~~

~~Water detention structure, water management structure: A facility which provides for storage of stormwater runoff and the controlled release of such runoff during and after a flood or storm.~~

Window bay: A large window (or series of windows) projecting from the outer wall of a building and forming additional space in the interior.

~~Workshop: The term "workshop" means a meeting which usually involves staff level review of the subject material and may not necessarily involve general public involvement.~~

~~Workshops are used to revise proposed material pursuant to, or in preparation for, public hearings/meetings.~~

~~Yard area: An open space on the same lot with a building a developed lot or parcel, said space being unoccupied and unobstructed from the ground upward, with the exception of trees and other natural vegetation.~~

~~Yard, waterfront: A waterfront yard is a yard required on waterfront property with depth measured from mean high water line.~~

Yard, front:

- (a) A front yard is a yard extended between side lot lines across the front of a lot adjoining a street. In cases of ~~through double frontage~~ lots: unless the prevailing front yard pattern on adjoining lots indicates otherwise, front yards shall be provided on all frontages. Where one (1) of the front yards that would normally be required on a ~~through double frontage~~ lot is not in keeping with the prevailing yard pattern, the ~~land development administrator~~ Planning Manager may waive the requirement for the normal front yard and substitute therefor a special yard requirement which shall not exceed the average of the yards provided on adjacent lots.

Yard, rear:

- (a) A yard extending across the rear of the lot between inner side yard lines. In the case of ~~through double-frontage~~ lots, there will be no rear yards, but only front and side yards.

- (b) Depth of a required rear yard shall be measured ~~in such a manner that the yard established is a strip of the minimum width required by district regulations with its inner edge parallel with the rear lot line~~ from the structure to the rear property line as defined under the term "lot line, rear" in this Section.

732 *Yard, side:*

734 (a) A side yard is a yard extending from the interior (rear) line of the required front yard
736 to the rear lot line, or, in the absence of any clearly defined rear lot line, to the point
738 on the lot farthest from the intersection of the lot line involved with the public street.
In the case of ~~through~~ double-frontage lots, side yards shall extend from the rear lines
of front yards required. In the case of corner lots, yards remaining after front yards
have been established on both frontages shall be considered side yards.

Chapter 5 – Administration

CHAPTER 5 ADMINISTRATION

Section 3. Amendments to Chapter 5, Administration. Chapter 5 of the Land

Development Code of Seminole County is amended as follows (underlines are additions, strikethroughs are deletions, and remaining text is unchanged):

Sec. 5.12. - Development Review Committee.

(a) *Establishment and purpose.* There is hereby established a Development Review Committee which shall be responsible for ~~the enforcement of the~~ reviewing proposed developments for technical compliance with provisions of this Land Development Code and other applicable rules and regulations.

(b) *Composition of committee.* The Development Review Committee shall be composed as defined in Chapter 2 of this Code. The ~~Deputy County Manager responsible for Community Services Departments~~ Development Services Director or his or her designated alternate shall chair the Development Review Committee. Each member is charged with reviewing development plans for technical compliance with the Land Development Code and other applicable rules and regulations as it relates to their specific discipline or area of expertise and providing comments to the Applicant. Except for development applications that require approval by a Board as required by law or stated elsewhere in this Land Development Code, the Chair of the Development Review Committee has the final authority for approving or denying any development application that requires review by the Development Review Committee.

(c) *Duties and responsibilities.*

- (1) Reviewing all rezoning applications;
- (2) Reviewing all ~~proposed~~ subdivision plats;
- (3) Reviewing conceptual Special Exception Site Plans, as needed;
- (4) Reviewing all site plans as required in this Land Development Code ~~exceeding twenty-five hundred (2,500) square feet of building and paving, excluding those for single-family/duplex dwelling structures;~~
- (5) Reviewing all proposed specific amendments to the Comprehensive Plan;

(6) Preparing and reviewing proposed changes to land development ordinances; and

(7) Providing information and analysis to applicants, review boards, and the Board of County Commissioners prior to meetings and public hearings.

(d) *Meetings.*

(1) The Development Review Committee shall meet at least monthly and more often as necessary.

(2) An agenda shall be prepared and distributed to each member prior to each meeting.

(3) All applicants having requests reviewed by the Development Review Committee will be provided an agenda and invited to attend and participate in the meeting.

~~Sec. 5.13. – Coordinator of development review.~~

~~(a) *Appointment and purpose.* The Board of County Commissioners shall appoint a coordinator of development review who shall be responsible for the coordination and the enforcement of the provisions of this Land Development Code.~~

~~(b) *Duties and responsibilities.* The duties and responsibilities of the coordinator of development review shall include:~~

~~(1) Receiving applications for a development order, reviewing the same for completeness and sending them to applicable members of the Development Review Committee.~~

~~(2) Processing all applications for a development order to insure compliance with Chapter 20 of this Land Development Code and issuing development orders for all applications that do not require approval of the Board of County Commissioners.~~

~~(3) Presenting applicable applications for development orders to the Board of County Commissioners.~~

~~(4) Issuing those development orders that have been directed by the Board of County Commissioners.~~

Chapter 30 - Zoning Regulations

CHAPTER 30 - TABLE OF CONTENTS

28	Part 1	Interpretation and Application:.....	46
	1.1	Interpretation and Application – Sec 30.1	46
30	Part 2	Establishment of Districts	47
	2.1	Establishment of Districts (Abbreviations).....	47
32	2.2	Groupings and definition of groupings.....	49
	2.3	Districts shown on maps – Sec 30.23	51
34	2.4	Official Zoning Atlas – Sec 30.24.....	51
	2.5	Interpretation of district boundaries – Sec 30.25	51
36	2.6	Application of zoning classification regulations – Sec 30.26	51
	Part 3	Administration	52
38	3.1	Planning and Zoning Commission – SEC 30.41	52
	3.2	Planning Manager – SEC 30.42.....	55
40	3.3	Board of adjustment – SEC 30.43	55
	3.4	Public notice – SEC 30.44.....	55
42	3.5	Community Meeting procedure – SEC 30.49	55
	3.6	Time limit – SEC 30.45	55
44	3.7	Successive applications for rezoning and special exceptions – SEC 30.46	55
	3.8	Assignment of duties – SEC 30.47	55
46	3.9	Interpretation of Code – SEC 30.48.....	55
	3.10	Nonconforming uses – SEC 30.1348 (PART 70).....	55
48	3.10	Administrative waiver of lot size and lot width zoning requirements – SEC 30.27	57
50	3.11	Requirements for an administrative waiver – SEC 30.25.....	57
	3.12	Rezoning to more restrictive included district – SEC. 30.1358.....	57
52	3.13	Procedures for determining net residential density – SEC. 30.1359	57
	Part 4	Zoning District Standards.....	58

54	4.1	General Requirements.....	58
56	4.2	A-10, A-5, And A-3 Rural Zoning Classification District/Rural Subdivision Standards.....	58
	4.3	A-1 Agriculture.....	60
58	4.4	RC-1 Country Homes District.....	60
	4.5	R-1, R-1B, AND R-1BB Single-Family Dwelling Districts.....	60
60	4.6	R-1AAAA, R-1AAA, R-1AA and R-1A Single-Family Dwelling District.....	61
	4.7	R-2 One and Two-Family Dwelling District.....	61
62	4.8	R-3 and R-3A Multiple-Family Dwelling Districts.....	61
	4.9	R-4 Multiple-Family Dwelling District.....	63
64	4.10	RM-1 Single-Family Mobile Home Residential District.....	64
	4.11	RM-2 Single-Family Mobile Home Park District.....	64
66	4.12	RM-3 Travel Trailer Park and Campsites.....	66
	4.13	RP Residential Professional District.....	68
68	4.14	OP Office District.....	69
	4.15	CN Restricted Neighborhood Commercial District.....	70
70	4.16	CS Convenience Commercial District.....	71
	4.17	C-1 Retail Commercial District.....	72
72	4.18	C-2 Retail General Commercial District.....	72
	4.19	C-3 General Heavy Commercial and Wholesale Industrial District.....	73
74	4.20	M-1A Very Light Industrial District.....	73
	4.21	M-1 Industrial District.....	73
76	4.22	M-2 Impact General Heavy Industrial Zoning Classification District.....	74
	4.23	Special Zones.....	74
78	Part 5	Permitted Uses by zoning district.....	75
	5.1	General Requirements.....	75
80	5.2	Permitted Use Table & Footnotes.....	76

	5.3	Use Consolidation	76
82	Part 6	Additional Use Standards	77
	6.1	Accessory Buildings and Uses	77
84	6.2	Accessory Housing for Employees	82
	6.3	Additional Use Standards specific to Agricultural Zones	83
86	6.4	Temporary Uses	84
	6.5	Automobile service stations – Sec 30.1352	88
88	6.6	Alcoholic beverage establishments – Sec 30.1353	88
	6.7	Communication Antennas/Towers	89
90	6.8	Mobile homes	89
	6.9	Sexually oriented businesses/adult entertainment establishments	89
92	6.10	Community Residential Homes and Assisted Living Facilities and Group Homes – SEC 30.1356	89
94	6.11	Family Day Care homes – SEC 30.1356.1	90
	6.12	Home Office – Sec. 30.1377	90
96	6.13	Farmworker housing	91
	6.14	Pain management clinics – Sec. 30.1379	91
98	6.15	Automobile Wrecking Lots	91
	6.16	Vacation rentals - Sections 30.1373 through 30.1376	91
100	6.17	Civic Assembly Uses	91
	6.18	Solar Facilities	94
102	Part 7	Development Standards	99
	7.1	Applicability	105
104	7.2	General Standards	105
	7.3	Dimensional Standards Table	107
106	Part 8	Special Zoning Districts	108
	8.1	Description of Special Zoning Districts	108

108	8.2	MUCD Mixed Use Corridor District.....	108
	8.3	MM Missing Middle District and Alternative Standards.....	131
110	8.4	R-AH Affordable Housing Dwelling District/Subdivision Standards/Administration.....	138
112	8.5	PD Planned Development	147
	8.6	PLI Public Lands and Institutions Distirct.....	160
114	8.7	UC University Community District	160
	Part 9	Supplemental Regulations	161
116	9.1	Public School Locational Criteria and Site Design Standards – PART 71.....	161
	9.2	Mobile Homes/Manufactured Housing Siting Standards – PART 72, SEC 30.1401	161
118	9.3	Subdivision of duplex lots – SEC 30.230.....	161
120	9.4	Truck parking in residential zone districts – SEC. 30.1350	161
	9.5	Boat Dock Requirements.....	161
122	9.6	Self-Storage Facilities:.....	Error! Bookmark not defined.
	9.7	Dogs in public food establishments – SEC 30.1380.4	163
124	9.8	Alternative Density Option for Affordable Housing – PART 73.....	163
	9.9	Gun Clubs.....	163
126	Part 10	Overlay Districts	164
	10.1	W-1 Wetlands Overlay Zoning Classification – PART 52.....	164
128	10.1	Aquifer Recharge Overlay Zoning Classification – PART 54.....	164
	10.2	Scenic Corridor Overlay Zoning District.....	165
130	10.3	Lake Mary Boulevard Gateway Corridor Overlay Standards Classification – PART 56	188
132	10.4	Econlockhatchee River Protection Overlay Standards Classification – PART 57 188	
134	10.5	Wekiva River Protection—Seminole Estates Overlay Zoning – PART 58	188

136	10.6	Markham Road, Longwood—Markham Road and Lake Markham Road Scenic Roadway Corridor Overlays – PART 59	188
	10.7	Chuluota Nonresidential Design Standards Zoning Overlay – PART 60	188
138	10.8	Airports – PART 61	188
	10.9	SR 46 Scenic Corridor Overlay District – PART 62	188
140	10.10	State Road 46 Scenic Corridor Lighting Standards – PART 66	188
142	10.11	SR 46 Gateway Corridor Overlay Standards Zoning Classification – PART 63	189
	10.12	Oxford Place Overlay District – PART 75	189
144	10.13	Urban Conservation Village Design – PART 27	189
146	10.14	US 17-92 Community Redevelopment Area Target Zone Height Alternative Standards	190
	Part 11	Parking and Loading Regulations	191
148	11.1	Applicability	191
	11.2	General provisions for off-street parking and loading	191
150	11.3	Quantities of Parking Required	191
	11.4	Parking Reductions and Exceptions	196
152	11.5	Design of off-street parking spaces	198
	11.6	Off-street loading and unloading area requirements	203
154	11.7	Miscellaneous design standards – SEC 30.1233	205
	11.8	Outdoor lighting requirements – SEC. 30.1234. Error! Bookmark not defined.	
156	11.9	Bicycle Parking Requirements	205
	11.10	Parking Garage Design Guidelines	210
158	Part 12	Floodplain Management – PART 51 (UPDATED WITH ORDINACE 2022-32)	217
	12.1	Division 1	217
160	12.2	Division 2	217
	12.3	Division 3	217
162	Part 13	Sign Regulations – PART 65	218

	13.1	Purpose, intent, and definitions	218
164	13.2	Substitution of noncommercial speech for commercial speech	218
	13.3	Sign standards.....	218
166	13.4	General provisions.....	218
	13.5	Prohibited signs	218
168	13.6	Nonconforming signs.....	218
	13.7	Building permit required	218
170	13.8	Outdoor advertising signs/adult entertainment establishments and sexually oriented businesses	218
172	13.9	Limitations on outdoor advertising signs.....	218
174	13.10	Limitation on number, size, and orientation of outdoor advertising sign faces	218
	13.11	Reconstruction of damaged or destroyed existing structures.....	218
176	13.12	Use of cut-outs on outdoor advertising signs.....	218
	13.13	Outdoor advertising sign agreements.....	218
178	13.14	Removal or trimming of trees and vegetation	218
	13.15	Agricultural signs in A-3, A-5, and A-10	218
180	13.16	RP & OP Signage Regulations (moved from Part 34, Part 36).....	218
	13.17	Signage in Industrial Districts	218
182	Part 14	Landscaping, Screening, Buffering, and Open Space	219
	14.1	Purpose, intent, and definitions	219
184	14.2	Open Space	220
	14.3	Plant groups.....	229
186	14.4	Buffering requirements in general.....	229
	14.5	Standard buffer yards and permitted adjustments.....	230
188	14.6	Determination of land use classifications and intensities	233
	14.7	Required buffers	237

190	14.8	Parking buffers	238
	14.9	Nuisance buffer yards – SEC. 30.1349	238
192	14.10	Calculating the buffer planting.....	238
	14.11	Constrained site buffers.....	239
194	14.12	Maximum feasible buffer.....	240
	14.13	Parking lot landscaping – SEC. 30.1292.....	241
196	14.14	Pedestrian access – SEC. 30.1293	241
	14.15	Screening	241
198	14.16	General provisions for all landscaped areas	242
	14.17	Landscaping and traffic circulation.....	Error! Bookmark not defined.
200	14.18	Landscape plan and irrigation plan submittal requirements..	Error! Bookmark not defined.
202	14.19	Fences – SEC. 30.1349.....	242
	14.20	Open Space Easements – SEC. 30.111	264
204	Part 15	Performance Standards – PART 68	265
	15.1	Intent.....	270
206	15.2	Noise	270
	15.3	Vibration.....	270
208	15.4	Smoke	270
	15.5	Dust and Dirt.....	270
210	15.6	Odors	270
	15.7	Glare	270
212	15.8	Toxic Matter	270
	15.9	Electrical Disturbance and Radioactivity	270
214	15.10	Fire and Explosive Hazards	270

1.1 Interpretation and Application – Sec 30.1

218 PART 2 ESTABLISHMENT OF DISTRICTS

2.1 Establishment of Districts (Abbreviations)

220 In order to classify, regulate, and restrict the uses of land, water, buildings, and
222 structures; to regulate and restrict the height and bulk of buildings; to regulate the
224 area of yards, courts, and other open spaces between buildings, and to regulate the
intensity of land use, all the unincorporated area of Seminole County, Florida, is
classified into one of the following districts:

A-1	Agriculture District
A-3	Rural 3 District
A-5	Rural 5 District
A-10	Rural 10 District
RC-1	Country Homes District
R-1	Single-Family Dwelling District
R-1B	Single-Family Dwelling District
R-1BB	Single-Family Dwelling District
R-1A	Single-Family Dwelling District
R-1AA	Single-Family Dwelling District
R-1AAA	Single-Family Dwelling District
R-1AAAA	Single-Family Dwelling District
R-2	One- and Two-Family Dwelling District
R-3	Multi-Family Dwelling District

R-3A	Multi-Family Dwelling District
R-4	Multi-Family Dwelling District
R-AH	Affordable Housing Dwelling District
RM-1	Single-Family Mobile Home District
RM-2	Single-Family Mobile Home Park District
RM-3	Travel Trailer Park District
PD	Planned Development District
UC	University Community District
PL4 1	Public Lands and Institutions
RP	Residential Professional District
OP	Office District
CN	Restricted Neighborhood Commercial District
C-1	Retail Commercial District
C-2	Retail <u>General</u> Commercial District
C-3	General Heavy Commercial and Wholesale Industrial District
CS	Convenience Commercial District
<u>MM</u>	<u>Missing Middle District</u>
<u>MUCD</u>	<u>Mixed Use Corridor District</u>
M-1A	Very Light Industrial District

M-1	Industrial District
M-2	M-2 Impact-General Heavy Industrial Zoning Classification District

2.2 Groupings and definition of groupings

- 226 a) Where the phrases "all residential districts," "residential districts," "zoned
228 residentially," or "residentially zoned," or similar phrases, are used in these zoning
regulations, the phrases shall be construed to include the following districts*:

R-1	Single-Family Dwelling District
R-1A	Single-Family Dwelling District
R-1AA	Single-Family Dwelling District
R-1AAA	Single-Family Dwelling District
R-1AAAA	Single-Family Dwelling District
R-2	One- and Two-Family Dwelling District
R-3	Multi-Family Dwelling District
R-3A	Multi-Family Dwelling District
R-4	Multi-Family Dwelling District
R-AH	Affordable Housing Dwelling District
RM-1	Single-Family Mobile Home District
RM-2	Single-Family Mobile Home Park District
RM-3	Travel Trailer Park District
PD	Planned Development District

RP	Residential Professional District
MM	Missing Middle District

* The phrases shall also be construed to apply to the RC-1 (Country Homes), A-1 (Agriculture), A-3, A-5, and A-10 (Rural) districts on issues related to administrative setback variances approved by the Planning Manager under Section 30.42(c); and truck parking in residential districts under Section 30.1350 on property which is primarily residential, and has not been assigned an Agricultural Tax Classification under Section 193.461, Florida Statutes.

b) Where the phrases "Commercial District," "zoned commercially," "commercially zoned," "commercial zoning," or similar phrases, are used in these Zoning Regulations, the phrases shall be construed to include:

CN	Restricted Neighborhood Commercial District
C-1	Retail Commercial District
C-2	Retail <u>General</u> Commercial District
CS	Convenience Commercial District
<u>MUCD</u>	<u>Mixed-Use Corridor District</u>
PD	Planned Development

c) Where the phrases "industrial districts," "zoned industrially," "industrially zoned," "industrial zoning," or similar phrases, are used in these Zoning Regulations, the phrases shall be construed to include:

C-3	General Heavy Commercial and Wholesale Industrial District
M-1A	Very Light Industrial District
M-1	Industrial District
M-2	M-2 Impact-General Heavy Industrial Zoning Classification <u>District</u>

	2.3	Districts shown on maps – Sec 30.23
242	2.4	Official Zoning Atlas – Sec 30.24
	2.5	Interpretation of district boundaries – Sec 30.25
244	2.6	Application of zoning classification regulations – Sec 30.26

PART 3 ADMINISTRATION

3.1 Planning and Zoning Commission – SEC 30.41

3.1.1 The Board of County Commissioners of Seminole County shall appoint a commission of seven (7) qualified electors of Seminole County to be known as the Planning and Zoning Commission. Said members shall be appointed for four (4) year terms and not more than a minority of the terms of such members shall expire in any one (1) year.

3.1.2 The Board of County Commissioners may, from time to time, amend or supplement the County's land development regulations and zoning classifications. Proposed changes may be recommended by the Planning and Zoning Commission.

Additionally, any owner of affected property may make application for a change in the property's zoning classification on a form prescribed by the current planning office; provided, however, that the applicant shall assume all of the costs of any public hearings and all other costs incidental to the holding of a public hearing and the application.

3.1.3 The Planning and Zoning Commission, regardless of the source of the proposal for change, shall hold a public hearing or hearings thereon, with due public notice, to consider the proposed change and submit in writing its recommendations on the proposed change to the Board of County Commissioners for official action.

3.1.4 The Planning and Zoning Commission shall also constitute the County's land planning agency in accordance with Chapter 7 and have the duties and responsibilities set forth therein.

3.1.5 Special exceptions.

a) The Planning and Zoning Commission shall hold a public hearing or hearing to consider a proposed special exception and submit in writing its recommendations on the proposed action and if the special exception should be denied or granted with appropriate conditions and safeguards to the Board of County Commissioners for official action. After review of an application and a public hearing thereon, with due public notice, the Board of County Commissioner may allow uses for which a special exception is required; provided, however, that said Board must first make a determination that the use requested:

1. Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area; and
2. Does not have an unduly adverse effect on existing traffic patterns, movements and volumes; and
3. Is consistent with the County's comprehensive plan; and
4. Will not adversely affect the public interest; and
5. Meets any special exception criteria described in Additional Use Standards; and

284 6. Meets the following additional requirements if located in the applicable zone:

286 a. If located in A-10, A-5, A-3, or A-1:

286 1. Is consistent with the general zoning plan of the rural zoning classifications; and

288 2. Is not highly intensive in nature; and

288 3. Is compatible with the concept of low-density rural land use; and

290 4. Has access to an adequate level of public services such as sewer, water, police, fire, schools and related services.

292 b. If located in OP

294 1. Is consistent with the general zoning category and plan of the OP Office District.

296 2. Is compatible with the concept of low intensity of land usage and site coverage.

298 3. Has access (where applicable) to urban services, such as, sewer ~~sewage~~, water, police, fire, and related services.

300 4. Will not create, by reason of its characteristics, a requirement for the granting of a variance as a prerequisite to the granting of said special exception, especially (by way of illustration and not limitation) variances relating to setbacks, lot size, building height, lot coverage, access, or parking and loading.

304 c. If located in RP:

306 1. Is not detrimental to the character of the area or neighborhood or inconsistent with the trends of development in the area; and.

308 2. Is not incompatible with the concept of low intensity of land usage and site coverage; and

310 3. Does not have an unduly adverse effect on existing traffic patterns, movements, and intensity.

312 b) Conditions on special exceptions. In granting any special exception, the Planning
and Zoning Commission may recommend and the Board of County
314 Commissioners ~~of~~ may prescribe appropriate conditions and safeguards. Violation
of such conditions and safeguards, when made a part of the terms under which
316 the special exception is granted, shall be deemed a violation of this chapter. The
Planning and Zoning Commission may recommend and the Board of County
Commissioners may prescribed a reasonable time limit within which the action for
318 which the special exception ~~or~~ is required shall be begun or completed, or both.

320 c) Application for special exception. An applicant for a special exception shall file
with the Planning & Development Division a written application accompanied by
payment of the appropriate fees, and a conceptual plan. For applications within
322 ~~the OP zoning district the~~ The conceptual plan should include: the following
A a simple development plan drawn to an appropriate scale indicating the legal
324 description, lot area, site dimensions, right-of-way location and width, tentative
parking areas and number of parking spaces, proposed building location and
326 setbacks from lot lines, total floor area proposed for building, proposed points of
access with tentative dimensions, locations of identification signs not on building,
328 proposed location of existing easements, location of existing trees on-site and
their common name, number of trees to be removed and retained as required by
330 Seminole County Arbor Regulations, and a general plan for proposed
landscaping.

332 3.2 Planning Manager – SEC 30.42

334 3.2.1 A Planning and Development Division Manager, herein after referred to as the
Planning Manager, shall be designated by the County Manager as the administrative
336 official to direct the activities of the planning office or its successor, to furnish
information and assistance to the Planning and Zoning Commission, to the Board of
County Commissioners, and to enforce the provisions of the zoning regulations.

338 3.2.2 It is the intent of these land development regulations that questions of interpretation
and enforcement shall first be presented to the Planning Manager that such
340 questions shall be presented to the Board of Adjustment only on appeal.

342 3.2.3 The Planning Manager shall have the power to grant an application for a setback
variance in residential zoning classifications when the variance requested is equal to
or less than ten percent (10%) of the required setback requirement; provided,
344 however, that only one (1) variance on a property may be granted under this
procedure. If the Planning Manager denies an application for a variance, such denial
346 may be appealed to the Board of Adjustment in accordance with the provisions of
Section 30.43(c).

348 3.3 Board of Adjustment – SEC 30.43

3.4 Public notice – SEC 30.44

350 3.5 Community Meeting procedure – SEC 30.49

3.6 Time limit – SEC 30.45

352 3.7 Successive applications for rezoning and special exceptions – SEC 30.46

3.8 Assignment of duties – SEC 30.47

354 3.9 Interpretation of Code – SEC 30.48

3.10 Nonconforming uses – SEC 30.1348 (PART 70)

356 3.10.1 In General

358 a) A nonconforming building may be maintained and repairs and alterations may be
made, except that, in a building which is nonconforming as to use regulations, no
structural alterations shall be made except those required by law. Repairs such as
360 plumbing or the changing of partitions or other interior alterations are permitted.

362 b) Buildings or structures or uses of land which are nonconforming shall not be
extended or enlarged.

364 c) When a nonconforming use of land has been discontinued for one hundred eighty
(180) days or longer, its future use shall revert to the uses permitted in the district
in which said land is located.

d) A nonconforming building or structure, which is hereafter damaged or destroyed to the extent of fifty (50) percent or more of its value by flood, fire, explosion, earthquake, war, riot, or ~~force majeure act of God, may~~ shall not be reconstructed or restored for the same use except in compliance with the regulations of this section all applicable provisions of the Code.

3.10.2 Nonconforming mobile homes in Agricultural Zones

a) The following shall be exempt from the minimum lot requirements of this article:

1. Any mobile home or recreational vehicle park within the A-10, A-5 or A-3 Rural District which had received zoning approval prior to September 11, 1991 for the rental of mobile home spaces shall be allowed to continue; provided, however, that such mobile home park shall not be extended or enlarged beyond the limits of the originally approved master plan for development.
2. Construction on existing, legally created, lots or parcels of record platted or recorded prior to September 11, 1991, which were legally buildable as of that date.

b) Any mobile home park within the A-1 Agriculture District which has been legally established as a special exception under heretofore existing A-1 Zoning Classification for the rental of mobile home spaces shall be allowed to continue; however, said mobile home park shall not be extended or enlarged beyond the limits of the originally approved master plan of development.

3.10.3 Nonconforming mobile homes and/or manufactured homes in A-1.

a) All mobile or manufactured homes existing in the A-1 district prior to [October 25], 2011, except for those authorized under Section 30.123, are hereby declared to be a nonconforming use in accordance with Section 30.1348. Any time limits enacted by the Board of Adjustment as a condition of special exception approval shall be null and void unless specifically related to protecting the health, safety, and welfare of the occupancy.

b) Notwithstanding their nonconforming status, these mobile or manufactured homes shall fully comply with all applicable provisions of Chapter 40 of the Seminole County Code.

c) Existing mobile or manufactured homes may be replaced with a manufactured home of not greater than two (2) times the original floor area without a special exception if the home has remained vacant for less than one hundred eighty (180) days. If the home has been vacant for one hundred eighty (180) days or more, replacement of such home shall require a special exception. Larger units and other alterations exceeding the provisions of Section 30.1348 shall also require a special exception.

d) This section shall not affect any mobile or manufactured home approved for temporary occupancy under Section 30.123.

3.10.4 Non-conforming lots in Agricultural Zones

a) Where lots of record no longer meet current requirements due to surveying or other errors, if both the current records of the Seminole County Property Appraiser and the original plat for the property indicate the area of the lot is a given size, then review of the proposed development shall occur as if the lot were actually the size shown in both the appraiser's records and on the original plat.

3.10 Administrative waiver of lot size and lot width zoning requirements – SEC 30.27

3.11 Requirements for an administrative waiver – SEC 30.25

3.12 Rezoning to more restrictive included district – SEC. 30.1358

~~3.13 Procedures for determining net residential density – SEC. 30.1359~~

PART 4 **ZONING DISTRICT STANDARDS**

4.1 General Requirements.

a) No building, structure, land, or water shall be used or occupied and no building, structure or part thereof shall be erected, constructed, reconstructed, located, moved, or structurally altered except in conformity with the standards for the Zoning District in which it is location and any other applicable regulations of this Code including but not limited to:

1. Development Standards, Part 7
2. Parking and Loading Regulations, Part 11
3. Landscaping, Screening, Buffering, Part 14

b) Except as otherwise provides, uses are permitted in accordance with Permitted Uses, Part 5

c) The following Zoning Districts are subject to Performance Standards Part 15:

- 1.All Commercial Zones
- 2.All Industrial Zones

4.2 A-10, A-5, And A-3 Rural Zoning ~~Classification~~ District/Rural Subdivision Standards

4.2.1 Zone Description:

The lands included in the A-10, A-5 and A-3 Rural Districts are generally located in the rural areas of the County where urban services are minimal or nonexistent. While these lands may be currently in agricultural use, when developed, they are devoted to rural residential living. Depending upon the land use designation assigned to a parcel by the 1991 Seminole County Comprehensive Plan, the minimum lot size shall be either three (3) acres, five (5) acres or ten (10) acres unless otherwise permitted in the provisions of this part relating to clustering. The properties that are assigned these zoning classifications are the respective properties assigned the Rural 10, Rural 5 and Rural 3 land use designations and these zoning classification assignments are accomplished consistent with and in order to implement the provisions of the Seminole County Comprehensive Plan.

4.2.2 Subdivision Standards:

a) Subdivision within the A-10, A-5 and A-3 Rural Districts shall only occur in accordance with the Rural Subdivision Standards adopted in this Code.

4.2.3 Optional cluster provisions

- a) The purpose of these optional cluster provisions is to preserve open space along roadway corridors, preserve open space in rural residential areas, preserve natural amenity areas, enhance the rural character of the area and ensure that development along the roadway corridors improves or protects the visual character of the corridor. Developers or property owners may elect to cluster development in the A-10, A-5 and A-3 zoning districts provided that the area not devoted to development shall be preserved through a perpetual open space easement. Cluster developments should be located on the property so as to minimize incompatibility with neighboring lower density developments where homes are not clustered. The approval for clustering shall be granted during the platting process and must meet the following conditions:
- b) An application to plat the property shall include a specific development plan for the entire site which includes both the specific locations of lots on-site and that identifies all remaining open space not platted as a lot that is to be included in the open space easement. A development order will be recorded with the final plat specifying that this open space easement shall be perpetually restricted to open space and may be utilized for active agricultural use including, but not limited to, citrus or other fruit or vegetable crops, grazing and pasturing of animals and, in some cases, silviculture.
- c) All platted lots must contain, at a minimum, one (1) net acre of buildable land and have a minimum width at the building line of one hundred (100) feet.
- d) In the A-3 zoning district, the overall net density of the project, including the land contained in the open space easement, shall not exceed one (1) dwelling unit per three (3) net buildable acres.
- e) In the A-5 zoning district, the overall net density of the project, including the land contained in the open space easement, shall not exceed one (1) dwelling unit per five (5) net buildable acres.
- f) In the A-10 zoning district, the overall net density of the project of one (1) dwelling unit per ten (10) net buildable acres may be increased up to one (1) dwelling unit per five (5) net buildable acres by utilizing the clustering provisions provided herein. The density bonus may be awarded based on the amount of buildable land preserved as open space. Each project would be authorized a total of two (2) dwelling units for each eight (8) buildable acres of land that would be preserved under an open space agreement.

g) All remaining open space shall be preserved in perpetuity through the use of an open space easement. The easement shall be in such form as is deemed acceptable by the County Attorney and shall be recorded for the entire property which is subject to development including both the residential lots and the remaining open space. Such perpetually restricted open space may be in active agricultural use including, but not limited to, citrus or other fruit crops, grazing and pasturing of animals and silviculture, but only as set forth in the open space easement.

4.3 A-1 Agriculture

4.3.1 Zone Description:

The lands included within the A-1 Agricultural District are often characterized as being located in areas of the County where urban services are minimal or nonexistent. The A-1 classification is also present in the majority of future land use designations established under the Seminole County Comprehensive Plan. These lands may have access to a full range of urban services and are potentially appropriate for reclassification to greater development densities and intensities, as determined by the Comprehensive Plan.

Properties developed under the A-1 classification are devoted to a wide range of residential and non-residential development types, including agricultural uses and detached single-family dwellings. A-1 is not classified as a residential zoning district under Section 30.22.

4.4 RC-1 Country Homes District

4.4.1 Zone Description:

This district comprises certain land, water, and structures having a light density of development; it is single-family residential in character and has open space where similar development is expected to occur. Sites are so planned that the greatest utilization of the land may be made for country living without many of the undesirable features of a purely agriculture district.

4.5 R-1, R-1B, AND R-1BB Single-Family Dwelling Districts

4.5.1 Zone Description:

These districts are composed of certain lands, water, and structures having a low and medium density of development and predominantly single-family in character. Due to the higher-than-average concentration of persons and vehicles, these districts are

situated where they are well serviced by public and commercial services and have convenient access to thoroughfares or collector streets.

4.6 R-1AAAA, R-1AAA, R-1AA and R-1A Single-Family Dwelling District

4.6.1 Zone Description:

These districts comprise certain lands, water, and structures having a low density of development; they are single-family residential in character and have additional open space where it is desirable and likely that such similar development will occur and continue. Uses are limited primarily to single-family dwellings and such nonresidential uses as are intended to provide service to the immediate and adjacent areas.

4.7 R-2 One and Two-Family Dwelling District

4.7.1 Zone Description:

This district is composed of certain limited areas where it is desirable, because of an established trend, to recognize a more intensive form of residential use than in the single-family districts. Provision is made for the erection of duplex dwelling structures but no multiple-dwelling structures.

4.8 R-3 and R-3A Multiple-Family Dwelling Districts

4.8.1 Zone Description:

These districts are composed of certain medium- to high-density residential areas, plus open areas, where it is likely and desirable to extend such type of development. Due to the higher-than-average concentration of persons and vehicles, these districts are situated where they are well serviced by public and commercial services and have convenient access to thoroughfares or collector streets.

4.8.2 R3, R3-A - General Provisions and Exceptions – SEC 30.250

- a) Development plan drawn to an appropriate scale indicating the legal description, lot area, site dimensions, right-of-way location and width, tentative parking areas and number of parking spaces, proposed building location and setbacks from lot lines, total floor area proposed for building, proposed points of access with tentative dimensions, locations of identification signs not on building, proposed location of existing easements, location of existing trees on-site and their common name, number of trees to be removed and retained as required by Seminole County Arbor Regulations, and a general plan for proposed landscaping shall be submitted along with application for rezoning. Any change in development plans must be resubmitted to the Planning and Zoning Commission for recommendation and the Board of County Commissioners for approval prior to issuance of any ~~building permit~~ site plan approval.
- b) Accessory uses may be located at the edge of the complex to serve residents provided that they are clearly subordinate and ancillary to the primary use. ~~shall be designed exclusively for the use of the complex residents and shall, except for carports and/or garages, be located within the complex and not on the perimeter.~~
- c) Personal services uses, designed primarily for the occupants of the complex, such as, nursery schools, beauty and barber shops, and health clubs, may be approved for the complex at time of zoning. However, such uses shall be limited to complexes of one hundred (100) or more units and shall not be permitted until fifty (50) percent or more of the dwelling units are completed. Any uses other than those approved at zoning, must be approved by the Board of Adjustment.
- d) Recreation and open space comprising no less than twenty-five (25) percent of the gross land area, exclusive of the perimeter buffer, shall be set aside for usable recreation and open space.
- e) Within condominium projects, deed covenants shall be required to insure the maintenance and upkeep of areas and facilities retained in common ownership in order to provide a safe, healthful, and attractive living environment and to prevent the occurrence of blight and deterioration of the individual units within the complex.
- f) Prior to the issuance of building permits, a complete site plan of the project shall be submitted to the land management office for approval. Detailed site plan shall indicate: location of buildings, parking spaces, driveways, streets, service areas, walkways, recreation facilities, open areas, and landscaping.

g) ~~Site and drainage~~ stormwater management plans shall be approved by the County Engineer prior to the issuance of any building permits.

h) If covered storage for vehicles is provided, garage doors may not face a public right-of-way.

4.9 R-4 Multiple-Family Dwelling District

4.9.1 Zone Description:

This district is composed of certain high-density residential areas where it is desirable to permit other specific uses, including multiple-story apartments and certain uses which are quasi-residential in character.

4.9.2 Density regulations.

a) Maximum density shall be set at time of zoning; however, in no case, shall the density exceed:

1. A maximum of thirteen (13) dwelling units per net buildable acre in the R-3 Multi-Family Dwelling District; or
2. A maximum of ten (10) dwelling units per net buildable acre in the R-3A Multi-Family Dwelling District.

4.9.3 Building site area regulations.

a) The maximum lot coverage for dwelling structures shall be determined in accordance with the following schedule:

Building Height	Maximum Lot Coverage
20 feet or less	30%
20.1 feet to 30 feet	28%
30.1 feet to 40 feet	26%
40.1 feet to 50 feet	24%
50.1 feet to 60 feet	22%

b) ~~Accessory buildings shall maintain the same setback as the dwelling structures~~

4.9.4 General provisions and exceptions.

a) Development plans shall be submitted along with application for rezoning. Any change in development plans must be resubmitted to the Planning and Zoning Commission for recommendation and to the Board of County Commissioners for approval, prior to issuance of any site plan approval building permit.

b) ~~Site and drainage~~ stormwater management plans shall be approved by the County Engineer prior to the issuance of any building permit.

c) If covered storage for vehicles is provided, garage doors may not face a public right-of-way.

4.10 RM-1 Single-Family Mobile Home Residential District

4.10.1 Zone Description:

This district is composed of certain areas where it is proposed that mobile homeowners may purchase lots and establish mobile home permanent residences on those lots. Such districts shall be subdivided in accordance with all the amenities of any residential district.

4.10.2 General provision and exceptions.

a) Each parcel assigned the RM-1 zoning classification shall not be ~~shall be not~~ less than ten (10) acres in size.

b) A twenty-five (25) foot landscaped buffer strip shall be required and maintained between adjacent properties and the RM-1 Mobile Homes District and shall be planted with trees and shrubs so as to attain a solid landscape screen at least six (6) feet high within eighteen (18) months after planting. The buffer area shall be considered to be in addition to the required lot area and shall be platted and utilized as greenbelt areas (easements) being part of any adjacent lots.

c) A setback of fifty (50) feet shall be provided from lot lines and any street right-of-way which borders the RM-1 Mobile Homes District. Except for access drives or streets, the required setback shall be landscaped with the twenty-five (25) feet nearest to the individual lots intermittently planted with trees and shrubs in order to accomplish an effective barrier against road noise.

d) Any mobile home must be on a substantial foundation and firmly anchored in accordance with the Seminole County Mobile Home Tie-Down Regulations. All such units shall have permanent skirting around the bottom in such manner as to prevent the accumulation of junk or debris from collecting under the mobile or modular home. Wheels shall be removed from all mobile homes.

e) This zoning district may remain in place where designated on the official zoning map, however, no additional properties are to be assigned this zoning district.

f) Mobile home/manufactured housing siting standards. See Part 72, Chapter 30.

4.11 RM-2 Single-Family Mobile Home Park District

4.11.1 Zone Description:

This district is composed of certain areas where it is proposed that mobile home sites shall be offered for rent for residential purposes only.

4.11.2 General provisions and exceptions.

- a) At time of rezoning application, a development plan will be submitted showing the area and dimensions of the tract of land, the location of any structures, location of roads and ~~drainage~~ stormwater management structures, and location of sewer and water plants.
- b) Each mobile home park assigned the RM-2 zoning classification shall be not less than ten (10) acres in size.
- c) A landscaped buffer strip, at least twenty-five (25) feet in depth, shall be required and maintained between adjacent properties and the RM-2 District and shall be planted with trees and shrubs so as to attain a solid landscape screen at least six (6) feet high within eighteen (18) months after planting. Such buffer strip shall be considered to be in addition to the required mobile residence space and shall remain clear of structures. In addition, no part of the buffer area shall be considered as providing part of a required recreation area.
- d) Each mobile home park shall have ten (10) percent of the total area set aside for park purposes. Such area may have swimming pool, recreational building, and recreational structures thereon. Restroom facilities for men and women shall be provided as required by the State Division of Health.
- e) Each mobile home park shall provide an area and building housing laundry facilities available to the occupants of the park.
- f) A mobile home park shall be subject to single ownership and no lots or trailer spaces may be sold individually.
- g) Each mobile home park shall have fire hydrants no further than one thousand (1,000) feet apart.
- h) Management shall be responsible for a minimum of twice-a-week garbage and trash collection. Covered containers shall be provided for such materials.
- i) Streets in mobile home parks shall be adequately lighted with street lights at all intersections and not further than three hundred (300) feet apart.
- j) No individual laundry facilities shall be permitted outside main laundry building, except where located in a mobile home or in a minimum-size eight (8) feet by ten (10) feet utility building situated at rear of mobile home site.
- k) Mobile home/manufactured housing siting standards: Section Part 72, Chapter 30.
- l) No conventional housing permitted.
- m) Underground utilities shall be provided in all mobile home parks.

n) A setback of fifty (50) feet shall be provided between individual mobile residence spaces and any street right-of-way which borders the RM-2 District. Except for access drives or street, the entire fifty (50) feet shall be landscaped, with the twenty-five (25) feet nearest to the individual spaces intermittently planted with trees and shrubs, in order to accomplish an effective barrier against road noise.

o) Prior to issuance of any permits, complete plans, prepared by an engineer registered in the State of Florida, shall be submitted showing exact details of the mobile home park construction, including roadway construction details. All roads within such zone shall be a minimum of forty (40) feet in width with twenty-four (24) feet of paved surface required for collector streets and twenty (20) feet of paved surface required for local streets.

p) This zoning district may remain in place where designated on the official zoning map, however, no additional properties are to be assigned this zoning district.

q) ~~Drainage~~ Stormwater management aspects of all RM-2 Mobile Home Park Districts shall be approved by the County Engineer. An architect or engineer registered in the State of Florida shall design all buildings within the park area.

4.12 RM-3 Travel Trailer Park and Campsites

4.12.1 Zone Description:

This district is composed of certain areas where travel trailers and tent campsites are permitted for short periods of time. These areas are generally in less densely populated locations and should have natural or man-made recreational facilities in the vicinity.

4.12.2 General provisions and exceptions.

a) At the time of application for rezoning, a preliminary plan of development shall be submitted. After rezoning, no construction may commence until final development plans have been submitted and approved by the Planning and Zoning Commission and appropriate building permits issued.

b) Access roads entering a travel trailer park shall, at the minimum, match the surface of the public road providing access to the park. If the public road is paved, the access road of a travel trailer park shall be paved for a distance of one hundred (100) feet into the park from all entrances and exits, and shall be at least twenty-four (24) feet in width. Travel trailer park roads which are not paved shall be hard-surfaced, well-drained, and all-weather stabilized (e.g., shell, marl, etc.). All road curves shall have a minimum turning radius of fifty (50) feet. All culs-de-sac shall have a maximum length of five hundred (500) feet and terminate in a turning circle having a minimum radius of fifty (50) feet.

c) Each travel trailer site shall have parking pads of marl, shell, paving, or other stabilized material.

d) All requirements of the State Department of Health regarding sanitary standards are applicable pursuant to Chapter 513, Florida Statutes (2001).

e) Travel trailer parking areas and campsites shall be maintained free of litter, rubbish, and other materials. Fires shall be made only in stoves, incinerators, and other equipment intended for such purposes. Fire fighting and protection equipment shall be provided at appropriate locations within the park. All equipment shall be maintained in good operating condition and its location shall be adequately marked.

f) In all travel trailer and camping parks, there shall be at least one (1) recreation area which shall be easily accessible from all travel trailer and camping sites. The size of such recreation areas shall be not less than twenty-five (25) percent, including buffer area, of the gross site land area.

g) In all travel trailer and camping parks, there shall be at least one (1) recreation area, which shall be not less than twenty-five (25) percent, including buffer area, of the gross site land area.

h) This zoning district may remain in place where designated on the official zoning map, however, no additional properties are to be assigned this zoning district.

4.12.3 Site area regulations.

a) Each dependent travel trailer or tent camping site shall be not less than an average width of thirty (30) feet and fifteen hundred (1,500) square feet of area.

b) Each independent travel trailer site shall be not less than an average width of forty (40) feet and twenty-four hundred (2,400) square feet.

728 4.12.4 Fencing

730 a) The entire park, except for access and egress shall be enclosed with a fence or wall
six (6) feet in height or by existing vegetation or screen planting adequate to
conceal the park from view.

732 4.13 RP Residential Professional District

4.13.1 Zone Description:

734 The intent of the RP Residential Professional District is to provide a district where
existing residential dwelling structures can be utilized for office use and not adversely
736 affect adjacent property owners or traffic patterns. The district is generally found
along collector ~~roadways~~ roads, or ~~major~~ arterial roads and transitional areas
738 identified in the future land use element of the comprehensive plan. It is further
intended that this district ~~would normally~~ be utilized for the conversion of existing
740 structures. The development of vacant property for office use shall, at the minimum,
comply with the lot size and setback, ~~landscaping, and buffering~~ requirements
742 contained in the ~~OC OP Office District~~. Landscaping and buffers shall comply with
Part 67, Chapter 30 unless these requirements are specifically waived or varied by the
744 Board of County Commissioners through special use approval under Section 30.624

4.13.2 Restrictions and Conditions.

746 a) The Board of County Commissioners may place such restrictions and conditions
on property being assigned the RP zoning classification as said Board shall, in its
748 sound discretion, deem necessary to protect the character of the area or
neighborhood, the public investments in streets and roads or other public
750 facilities, and the public health, safety, and welfare. Restrictions or conditions
imposed during approval may include, but not be limited to:

- 752 1. Operating hours.
2. Control of outdoor lighting.
754 3. Buffer and landscaping requirements shall comply with Part 14 unless otherwise
approved under <cross reference>. In any case where the required buffer width exceeds
756 a setback requirement noted in this Section, the greater standard shall apply.

4.13.3 Changes to approved special exception use.

758 Any substantial change to the approved site plan or any substantial change of use
shall be reviewed by the Planning and Zoning Commission and approved by the
760 Board of County Commissioners.

4.13.4 Application for rezoning and site plan approval.

a) For properties exceeding one (1) acre, at the time application is made for rezoning, a detailed site plan shall be submitted covering the total property to be rezoned. The site plan shall be drawn to sufficient scale and shall indicate:

1. Proposed use of property.
2. Exact location of all buildings.
3. Areas to be designated for off-street parking.
4. All means of ingress and egress.
5. All proposed screens, buffers, and landscaping
6. Areas to be designated to stormwater management.

b) The Board of County Commissioners shall not rezone to RP, or approve any special use, for any lot or parcel that does not have adequate area to provide the necessary parking requirements for the use intended.

4.13.5 Off-street parking requirements.

a) The off-street parking and landscaping requirements shall be determined by the Board of County Commissioners at the time of special exception approval. Determination shall be based on the anticipated traffic generation of the use requested and the landscaping required to preserve and protect the residential character of the area.

4.13.6 Lapse of approval.

a) The approval of a special use and the associated site plan shall expire if a building permit or occupational license is not obtained within one (1) year of approval.

4.14 OP Office District

4.14.1 Zone Description:

The intent of the OP Office District is to promote orderly and logical development of land for offices and service activities, to discourage integration of noncomplementary land uses that may interfere with the proper function of the district, and to assure adequate design in order to maintain the integrity of existing or future nearby residential areas. The ultimate site must provide a low intensity of land usage and site coverage to enable the lot to retain a well-landscaped image so as to readily blend with nearby residential areas; buildings are low profile. It is intended that a minimum number of points of ingress and egress be utilized in order to reduce the traffic impact on adjacent streets and thus enhance traffic movement. The district is most generally located on arterial or collector roadways.

~~4.14.2 Site plan approval.~~

~~At time of application for rezoning, a detailed site plan shall be submitted covering total property to be rezoned. Any substantial change to said site plan must be reviewed by the Planning and Zoning Commission and approved by the Board of County Commissioners, prior to issuance of a building permit.~~

4.15 CN Restricted Neighborhood Commercial District

4.15.1 Zone Description:

This district is designated to serve those areas in Seminole County that are predominantly residential in character, but which require some neighborhood service establishments and shops. Such commercial uses permitted in this district shall be highly restrictive and designed to serve primarily the residents of the immediate neighborhood.

4.15.2 Special restrictions.

~~a) No consumption of food or drink will be permitted on the premises of any business in this zone.~~

a) All parking areas and drives used by the public shall be ~~paved~~ graded, filled, and/or compacted to support the weight of vehicles using the site, as determined by the County Engineer. All required handicapped spaces shall be paved.

b) Buffering and landscaping shall comply with Part 14. In any case where the required buffer width exceeds a setback requirement noted in this Section, the greater standard shall apply.

c) ~~Incandescent~~ Lighting may be used for illuminating the parking area, advertising signs, or any portion of the property as long as the direct light is not visible to drivers on the highways and no red or green illumination will be permitted within one hundred (100) feet of any street intersection.

d) No advertising sign shall be higher than fourteen (14) feet at its highest point above grade and there shall be a nine (9) foot clearance to the bottom of the sign. No advertising sign shall be wider than eight (8) feet. Any variance shall be approved by the Board of Adjustment after public hearing.

e) No amplification of sound shall be permitted which will carry to outside areas.

f) No business operating upon property assigned the CN zoning classification shall operate other than between the hours of 7:00 a.m. and 11:00 p.m. ~~If the building or use is adjacent to property assigned a residential zoning classification or land use designation, the hours of operation may be limited by the Board of County Commissioners or voluntarily by the property owner or developer to between 7:00 a.m. and 9:00 p.m.~~

4.16 CS Convenience Commercial District

4.16.1 Zone Description:

This district is designated to serve those areas in Seminole County that are predominantly residential in character but require convenience or grocery stores. The uses in this district shall be highly restrictive and designed to serve primarily the residents of the immediate neighborhood.

4.16.2 Special restrictions.

a) All parking areas and drives used by the public shall be ~~paved~~ graded, filled, and/or compacted to support the weight of vehicles using the site, as determined by the County Engineer. All required handicapped spaces shall be paved with asphalt or concrete.

b) Buffering and landscaping shall comply with Part 14. In any case where the required buffer width exceeds a setback requirement noted in this Section, the greater standard shall apply.

c) ~~Incandescent~~ Lighting may be used for illuminating the parking area, advertising signs, or any portion of the property as long as the direct light is not visible to drivers on the highways and no red or green illumination will be permitted within one hundred (100) feet of any street intersection.

d) No advertising sign shall be higher than fourteen (14) feet at its highest point above grade and there shall be a nine (9) foot clearance to the bottom of the sign. No advertising sign shall be wider than eight (8) feet. Any variance shall be approved by the Board of Adjustment after public hearing.

e) No amplification of sound shall be permitted which will carry to outside areas.

f) No business located on property assigned the CS zoning classification shall operate other than between the hours of 7:00 a.m. and 11:00 p.m. ~~If the building or use on property assigned the CS zoning classification is adjacent to property assigned a residential zoning classification or land use designation, the hours of operation may be limited by the Board of County Commissioners or voluntarily by the property owner or developer to between 7:00 a.m. and 9:00 p.m.~~

g) All trash receptacles shall be screened from off-premise view.

4.17 C-1 Retail Commercial District

4.17.1 Zone Description:

This district is composed of lands and structures used primarily to provide for the retailing of commodities and furnishing selected services. ~~The regulations with it intend~~ It is intended to permit and encourage a full development range of essential commercial uses at the same time, however, protecting nearby residential properties from any possible adverse effects of commercial activity. ~~It is expected that most commercial uses in this district will occur as planned shopping centers.~~ Multifamily units such as condominiums, apartments, and townhouses and above-store "flat" housing units ~~is~~ are permitted to provide affordable housing in close proximity to employment centers. The provision of multifamily uses is limited to ~~ten (10)~~ twenty (20) percent of the total number of developable acres assigned the C-1 zoning classification net buildable area of any development site and forty-nine (49) percent of total floor area to preserve the commercial character of the District and to maintain adequate commercial uses to serve surrounding residential districts.

4.17.2 Building site area requirements.

a) Adequate space will be provided for off-street parking (segregated for commercial and residential uses), loading, and landscaping requirements. The floor area of permitted residential uses shall be incidental to commercial uses and shall not exceed fifty (50) percent of the commercial floor area. Residential floor areas will not be counted toward the floor area ratio calculation for the commercial use.

4.18 C-2 Retail General Commercial District

4.18.1 Zone Description:

This district is composed of lands and structures used primarily to provide services, supplies, and accommodations to the motorist. It is comprised of businesses that do not necessarily seek independent locations generally along major thoroughfares. Multifamily units such as condominiums, apartments, and townhouses and above-store "flat" housing units ~~is~~ are permitted to provide affordable housing in close proximity to employment centers. The provision of multifamily is limited to ~~ten (10)~~ twenty (20) percent of the total number of developable acres assigned the C-2 zoning classification net buildable area of any development site and 49 percent of total floor area to preserve the commercial character of the district and to maintain adequate commercial uses to serve surrounding residential districts.

894 4.18.2 Building site area requirements.

896 a) Adequate space will be for required off-street parking (segregated for commercial
and residential uses), loading, and landscaping requirements. The floor area of
permitted residential uses will be incidental to commercial uses and shall not
898 exceed fifty (50) percent of the commercial floor area, and residential floor areas
will not be counted toward the floor area ratio calculation for the commercial use.

900 4.19 ~~C-3 General~~ Heavy Commercial and Wholesale Industrial District

4.19.1 Zone Description:

902 This district is composed of those lands and structures, which, by their use and
location, are especially adapted to the business of wholesale distribution, storage and
904 light manufacturing. There are large space users and bear little relationship to the
County's residential areas. Such lands are conveniently located to principal
906 thoroughfares and railroads.

4.20 M-1A Very Light Industrial District

908 4.20.1 Zone Description:

This district is composed of lands so situated as to provide an area for very light,
910 clean, industrial development. The purpose of this district is to encourage and
develop industry of an exceptionally clean, non-objectionable type and to protect it
912 from encroachment of smoke, fumes, vibration, or odors of any objectionable
nature. The M-1A zoning district includes those industrial uses that include
914 fabrication, manufacturing, assembly or processing of materials that are in refined
form and that do not in their transformation create smoke, gas, odor, dust, noise,
916 vibration of earth, soot or lighting.

4.21 M-1 Industrial District

918 4.21.1 Zone Description:

This district is composed of lands so situated as to be well adapted to industrial
920 development, but where proximity to residential or commercial districts makes it
desirable to limit the manner and extent of industrial operations. The purpose of this
922 district is to permit the normal operation of the majority of industrial uses under such
conditions of operations as will protect abutting residential and commercial uses and
924 adjacent industrial uses.

4.21.2 Enclosed buildings and outside storage.

- a) All uses shall be maintained within an enclosed permanent building and any outside storage shall be in an area screened from view from adjacent property.

~~M-2 Impact-General~~ Heavy Industrial Zoning Classification District

4.22.1 Zone Description:

This district is composed of those lands and structures which have secondary impacts or by their use and location, are especially adapted to the business of wholesale distribution, storage, light manufacturing, sexually oriented and adult uses. These users should bear little relationship to the County's residential areas.

4.22.2 Appeals.

- a) Denials of development permits relating to the permitted uses set forth at Section 30.902(s) and (t) in this zoning classification may be appealed to the circuit court in and for Seminole County, Florida.

~~4.22.3 Alcoholic beverage establishments.~~

- ~~a) The provisions relating to the M-2 zoning classification are supplemental to the land development regulations relating to alcoholic beverages establishments.~~

4.23 Special Zones

4.23.1 The following special zoning districts are accompanied by detailed standards which may include alternative subdivision and other standards. They are subject to the standards provided in Part 8: Special Zoning Districts.

- a) MUCD Mixed-Use Corridor District

- b) MM Missing Middle District

- c) R-AH Affordable Housing Dwelling District/Subdivision Standards/Administration

- d) PD Planned Development

- e) PLI Public Lands and Institutions

- f) UC University Community District

	RESIDENTIAL																UNIT OF MEASURE
	Single and Two Family Dwelling Districts									Multiple Family Dwelling Districts			Mobile Home Districts			Other	
AREA AND DIMENSION REGULATIONS	RC-1	R-1AAAA	R-1AAA	R-1AA	R-1A	R-1	R-1B	R-1BB	R-2	R-3	R-3A	R-4	RM-1	RM-2	RM-3	RP	
Min. Lot Area Required	43,560	21,180	13,500	11,700	9,000	8,400	6,700	5,000	9,000				7,000	5,000	1,500	9,000	Sq. Feet
Min. Parcel/Lot Width at Building Line	120	100	100	90	75	70	60	50	75				70	50 ⁽⁷⁾	30	75	Feet
Min. Front Yard Requirement	35	25	25	25	25	25	20	20	25	25 ⁽⁴⁾	25 ⁽⁴⁾	25 ⁽⁶⁾	20 ⁽⁹⁾	20	25 ⁽¹⁰⁾	25	Feet
Min. Side Yard abutting street or road	35	25	25	25	25 / 15 ⁽³⁾	25 / 15 ⁽³⁾	20 / 15 ⁽³⁾	20 / 15 ⁽³⁾	25 15 ⁽³⁾				20 ⁽⁹⁾	20	25 ⁽¹⁰⁾	25	Feet
Min. Side Yard Requirement	20	10	10	10	7.5	7.5	7.5	5	10	25 ⁽⁴⁾	25 ⁽⁴⁾	25 ⁽⁶⁾	10 ⁽⁹⁾	10	25 ⁽¹⁰⁾	10	Feet
Min. Rear Yard Requirement	35	30	30	30	30	30	25	20	30	25 ⁽⁴⁾	25 ⁽⁴⁾	25 ⁽⁶⁾	20 ⁽⁹⁾	15	25 ⁽¹⁰⁾	30	Feet
Open Space ⁽¹⁸⁾⁽¹⁹⁾	-	-	-	-	-	-	-	-	-	25%	25%	35% 200 sq. ft. per DU	25%	25%	25%	25%	% of Parcel Area
Maximum Building Height	35	35	35	35	35	35	35	35	35	35	35	60 ⁽⁵⁾	35	35	35	1 Story ⁽⁸⁾	Feet
Minimum Living Area Per Unit:	700 1200	700 1600	700 1600	700 1300	700 1100	450 700	450 700	450 700	450 700	-	-	-	-	-	-	-	Square Feet
<i>Accessory Structures</i> ⁽¹⁾																	
Min. Front setback	(11)	(11)	(11)	(11)	(11)	(11)	(11)	(11)	(11)	(2)	(2)	(2)	(2)	(2)	(2)	(11)	Feet
Min. Side Yard Requirement	20	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	Feet
Min. Rear Yard Requirement	20	10	10	10	10	10	10	10	10	(2)	(2)	(2)	(2)	(2)	(2)	(2)	Feet

(1) Accessory buildings exceeding 200 sq. ft. in size and/or 12 feet in height, and any accessory dwelling unit, regardless of size, shall meet all of the district setbacks and other requirements applicable to the main residential structure located on the same parcel.
(2) Yard requirements shall be the same as those for the primary structure.
(3) Greater setbacks may be required on intersections with Street-side minimum yard shall be reduced to fifteen (15) feet for corner lots to be located on intersections without- geometric restrictions or other sight limitations. If corner sight obstructions or restrictions exist due to the horizontal or vertical controls, each case shall be individually reviewed and approved by the Traffic Engineer to ensure a safe design in accordance with the AASHTO requirements.
(4) Thirty five (35) feet for two-story-
(5) No building or structure shall exceed sixty (60) feet, and FAA approval shall be obtained for buildings exceeding thirty-five (35) feet in height.
(6) Increased an additional ten (10) feet for each story over one (2)
(7) Each mobile home residence space shall be not less than five thousand (5,000) square feet and have a minimum average width of fifty (50) feet.
(8) For new construction only
(9) A setback of fifty (50) feet shall be provided from lot lines and any street right-of-way which borders the RM-1 Mobile Homes District.
(10) The entire park, except for access and egress, shall be set back twenty-five (25) feet from any property line
(11) Structure shall not project forward of the front building line of the principal structure.
(18) Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum of more than fifty (50) percent of the required open space.
(19) Open space features and configuration shall be consistent with the requirements of Part 69, Chapter 30.

~~To maintain visual compatibility within and between the various single family zoning classifications in terms of dwelling unit size, the above minimum dwelling unit size requirements may be increased at the time of rezoning by the Board of County Commissioners. In determining the appropriateness of larger minimum dwelling unit size requirements, the following criteria shall be considered:(1)The extent to which the increased dwelling unit size is more compatible with existing dwelling units on adjacent parcels;-and(2)The extent to which the increased dwelling unit size provides a transition from adjacent larger units, through the proposed development site, to existing smaller units or land zoned to permit smaller units in the immediate vicinity of the proposed development site-~~

DRAFT - Seminole County Land Development Code (Development Standards)

Draft 3/14/2022

[illegible]

(1) Silos, granaries, windmills, barns, and other structures concurrent to the operation of an agriculture enterprise may exceed the height limit.
(2) Setback shall be equal to or greater than the main residence unless setback is equal to or greater than 100 feet.
(3) Barns & structures for livestock, structures for agricultural use shall have minimum 50 ft. front, side and rear setbacks be distanced a minimum of 100 ft. from any residential structure on an adjacent lot or parcel.
(4) Accessory buildings exceeding 200 sq. ft. in size and/or 12 feet in height, and any accessory dwelling unit, regardless of size, shall meet all of the district setbacks and other requirements applicable to the main residential structure located on the same parcel.
(5) Yard requirements shall be same as for the primary structure
(12) Side yard setback may be reduced to zero (0) feet except when a side lot line abuts property assigned a residential zoning classification or land use designation.
(14) No minimum building site area required; however, adequate space will be provided for off-street parking, loading, and landscaping requirements.
(15) Rear yard setback shall be a minimum of ten (10) feet unless a rear lot line abuts property assigned a residential zoning classification or land use designation.
(16) Front yards shall be not less than fifty (50) feet in depth as measured from the front property line to any building. The twenty-five (25) feet of such yard nearest to the front property line shall be retained as a landscaped green area and remain unpaved except for normal entrance drives, <u>and shall be landscaped as required in Part 14</u> . The remaining twenty-five (25) feet of such yard may be used for the parking of passenger vehicles only. Front setbacks for property located internal to an industrial park may utilize a front yard setback of not less than twenty-five feet (25') in depth from the front property line if the <u>not less than</u> ten feet (10') of such yard nearest to the front property line is retained as a landscaped green area which is unpaved except for normal entrance drives, and that sufficient area for the loading and unloading of vehicles is provided, consistent with generally acceptable <u>accepted</u> engineering practices and principles.
(17) Rear. A rear yard of not less than ten (10) feet shall be provided except that, on a lot having a double frontage, the front yard requirements shall apply on both streets. Rear yards may be reduced to zero (0) when the rear property line coincides with a railroad siding; however, no trackage shall be located nearer than three hundred (300) feet to any residential district.
(18) Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum of more than fifty (50) percent of the required open space.
To maintain visual compatibility within and between the various single family zoning classifications in terms of dwelling unit size, the above minimum dwelling unit size requirements may be increased at the time of rezoning by the Board of County Commissioners. In determining the appropriateness of larger minimum dwelling unit size requirements, the following criteria shall be considered:(1)The extent to which the increased dwelling unit size is more compatible with existing dwelling units on adjacent parcels; and(2)The extent to which the increased dwelling unit size provides a transition from adjacent larger units, through the proposed development site, to existing smaller units or land zoned to permit smaller units in the immediate vicinity of the proposed development site.

PART 5 PERMITTED USES BY ZONING DISTRICT

5.1 General Requirements

5.1.1 Table YY specifies uses that are permitted, permitted on a limited basis, permitted by special exception, or prohibited in each zoning district. Numbers in parentheses refer to footnotes following the tables.

a) Uses may be subject to additional standards or restrictions based on the applicable zoning district or as described in:

Additional Use Standards, Part 6

Supplemental Regulations, Part 9

5.1.2 Interpretation of Permitted Uses Table

a) Where permitted, uses are subject to all the provisions, conditions, and standards of this code.

b) Unlisted Similar Use. If a use is not listed but is similar in nature and impact to a permitted use within a zoning district the Planning and Development Division Manager may interpret the use as permitted. The Planning and Development Division Manager may refer to the North American Industry Classification System (NAICS) for a use interpretation. The unlisted use is subject to any additional standards applicable to the similar permitted use.

c) Unlisted Dissimilar Use. If a use is not listed and cannot be interpreted as similar in nature and impact to a permitted use, the use may only be permitted if submitted to the Board of Adjustment for recommendation and approved by the Board of County Commissioners.

d) Where any cell is blank, the use is prohibited.

e) Where a use or structure is described as accessory, this means the nature of the use is customarily incidental and subordinate to a primary use on the same lot or parcel. The accessory use may only be operated in conjunction with the primary use. The primary use or structure must be established first.

f) P - Permitted Uses:

1. Indicates the specific use is permitted in the specific zoning district.

g) L - Limited Uses:

1. Certain uses may be allowed when meeting specified conditions, and after review by the Planning and Development Division Manager, subject to the terms and conditions contained herein. The Planning Manager may impose additional conditions and limitations in furtherance of the public health, safety, and welfare.

986 h) S - Special Exception

988 1. The Board of County Commissioners may permit uses designated as Special Exception
990 within a given zoning district upon making the findings of fact required by Section 3.1.5
 of this Code; providing, however, such uses may be subjected to or limited by conditions
 of the Board.

5.2 Permitted Use Table & Footnotes

992 a) See enclosed table.

5.3 Use Consolidation

994 a) Detailed use categories have been consolidates as described in the Use
 Consolidation Table.

996 b) See enclosed table.

DRAFT - Seminole County Land Development Code (Permitted Uses)

9/06/2022

	A-10, A-5, A-3	A-1	RC-1	R-1AAAA, R-1AAA, R-1AA	R-1A	R-1	R-1B	R-1BB	R-2	R-3A	R-3	R-4	R-AH	MM	RM-1	RM-2	RM-3		RP	OP	CN	CS	C-1	C-2	C-3	MUCD	M-1A	M-1	M-2
Residential and Lodging Uses																													
Assisted living facility			S ⁵	S ⁵	S ⁵	S ⁵	S ⁵	S ⁵	S ⁵	⓪	⓪	⓪		⓪	S ⁵	S ⁵				⓪			P ²⁸ ⓪	P ²⁸ ⓪	⓪				
Adult living facility										⓪	⓪	⓪								P									
Bed and breakfast	S	S																						P	P	⓪			
Boarding house/ Dormitories										⓪	⓪	⓪														⓪			
Campground / RV Park/Travel Trailer Parks and Campsites																	P												
Community residential home (1-6 unrelated persons)	P⓪	P⓪	P⓪	P⓪	P⓪	P⓪	P⓪	P⓪	P⓪	⓪	⓪	⓪	⓪	⓪	P⓪	P⓪	⓪			P									
Community residential home (7-14 unrelated persons)	S ⁵	S ⁵	S ⁵	S ⁵	S ⁵	S ⁵	S ⁵	S ⁵	S ⁵	⓪	⓪	⓪	⓪	⓪												⓪			
Dormitories										⓪	⓪	⓪														⓪			
Dwelling, multiple-family										P	P	P ⁴⁶	⓪	⓪									P ²⁹	P ²⁹	P ²⁹	⓪		P ²⁹	
Dwelling, two-family or duplex									P	P	P		P	⓪															
Dwelling, single-family	P	P	P	P	P	P	P	P	P				P	⓪	P				P										
Dwelling unit, accessory	P	⓪	⓪	⓪	⓪	⓪	⓪	⓪																					
Guest cottage		P	P	S	S	S	S	S	S																				
Dwelling unit, accessory for employee																	⓪			S			⓪	⓪	⓪	⓪	⓪	⓪	
Farmworker housing	S	S																											
Above-store or above-office flat																				S ⁵⁶			P	P	P				
Living quarters in conjunction with a commercial, occupied by owner, operator or employee.																							S	S	S				
Living quarters for guards, custodians, and caretakers			P														P ²³								S		P	P	P
Group home, Other										S	S				P											⓪			
Guest or tourist home ⁷	S					S	S	S	S																	⓪			
Hotels & motels (exc. Bed & breakfast)												P ⁴⁷				P								P	P			P	P
Home Occupation	P	P	P			P	P	P	P																				
Home Office	P	P		P	P	P	P	P	P				⓪																
Live-Work Unit														⓪												⓪			
Mobile homes	⓪	⓪													P	P	P												
Manufactured home	⓪	⓪													⓪	⓪	⓪												
Transient parking of recreational vehicles, campers, etc.	L	L									S						P												

Public and Civic Uses																													
Cemetery or mausoleum	⓪	S																											
Child-care facilities																													
Family Day Care Home	P	P	P	P	P	P	P	P	P	P	P	P	P	⓪	P	P	P								P				
Day Care Center		S				S	S	S	S				⓪	⓪	S					P			P	P	⓪		P	P	
Civic Assembly																													
Neighborhood	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪
Community	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪
Regional																							⓪	⓪	⓪				
Places of Worship	S ⁸	P	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S	S	S								P			P	P	P			P	P
Educational Buildings associated with Place of Worship				S ⁸	S ⁸															P									
Private clubs, lodges, fraternal organizations		S																		S ³⁶			P	P	P			P	P
Fire Stations																				P	P	P	P	P	P				
Libraries																					P	P	P	P	P				
Medical facilities																													
Hospital		S ¹²										S								S ³⁶			S	S	S	⓪			P
Clinic, Medical or Dental																			S	P	P	P	P	P	P	⓪	P		P
Retail Pharmacy																					P	P	⓪	⓪	⓪	⓪	⓪	⓪	⓪
Pain management clinic																								P			P	P	
Residential facility, nursing home or rehabilitation center												S								S ³⁶			S	S	S	⓪			P
Parks or Open Areas	P ²	P																		P						⓪			
Parks and Recreational Areas, Publicly Owned and Operated			S	S	S	S	S	S	S						S														
Recreational Facilities, Private		P ¹³		S ¹⁷	S ¹⁷	S ¹⁷	S ¹⁷	S ¹⁷	S ¹⁷	S ¹⁷	S ¹⁷	S ¹⁷			S ¹⁷	S ¹⁷	S ¹⁷	S ¹⁷						P	P	⓪	S ⁴³	S ⁴³	S ⁴³
Community Buildings, accessory			⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪	⓪								⓪				
Schools																													
Free-standing Kindergarten and/or VPK program		S				S	S	S	S				⓪	⓪	S					P						⓪			
Elementary school, Public or private	P	P	P	P	P	P	P	P	P	P	P	P		⓪	P	P	P			P	P	P	P	P	S	⓪	S		
Middle school, Public or private		S	S	S	S	S	S	S	S	S	S	S		⓪	S	S	S			P	P	P	P	P	S	⓪	S		
High school, Public or private		S	S	S	S	S	S	S	S	S	S	S		⓪	S	S	S			P	P	P	P	P	S	⓪	S		
Vocational, business and professional (non-industrial)																				S ³⁵						⓪	P	P	P
Industrial Trade Schools																									P				P
College or university		S																								⓪			

P Permitted
L Limited Uses
S Special Exceptions

DRAFT - Seminole County Land Development
Code (Permitted Uses)
9/06/2022

DRAFT - Seminole County Land Development Code (Permitted Uses) 9/06/2022	A-10, A-5, A-3	A-1	RC-1	R-1AAAA, R-1AAA, R-1AA	R-1A	R-1	R-1B	R-1BB	R-2	R-3A	R-3	R-4	R-AH	MM	RM-1	RM-2	RM-3		RP	OP	CN	CS	C-1	C-2	C-3	MUCD		M-1A	M-1	M-2		
Commercial Uses																																
Automobile sales & service																																
Car wash																								P	P				P	P		
Automobile, mobile home, and RV sales (excludes repair)																							P	P				P	P			
Automobile service & repair																								P				P	P			
Mechanical garages, bus, cab and truck repair, and storage																							S	P				P	P			
Paint & body shop																							S	P				P	P			
Bank																			S ³⁶				P	P	P	P						
Convenience store																	L ⁴⁸					P	P	P	P	P						
Self-service gasoline pumps as an accessory use																						S	S	S	S				P			
Contractors establishments with no outside storage																							S	S								
Dry cleaning (pick-up and drop-off only)																						P ³⁰	P ³⁰	P	P							
Food and Beverage																																
Alcoholic beverage establishment																							S	S	S	S		S	S	S		
Delicatessen / Café																						P	P	P	P	P	P	P	P	P		
Ice cream / Coffee / Tea shop																						P	P	P	P	P	P					
Restaurant, drive-through																								S								
Restaurant, standard																							P	P	P	P	P	P	P	P		
Funeral home																			S ³⁶				P	P	P	P		P	P	P		
Indoor recreation																							P	P	P	P						
Museum																							P	P	P	P						
Studios, Physical Fitness (includes dance, martial arts)																					P	P	P	P	P	P	P	P	P	P		
Indoor assembly and entertainment																																
Theaters and Cinemas																							P	P	P	P		P	P	P		
Commercial Kennels	S	S																						P	P			P	P			
Laundry, self-service																						P	P	P	P	P						
Office uses												P							S	P	P	P	P	P	P	P	P	P	P	P		
Office showroom																									P			P	P			
Outdoor advertising signs (Billboards)																								L	L							
Outdoor entertainment and assembly																																
Theater, drive-in																								S								
Stadiums, racetracks, and speedways		S ¹⁴																														
Outdoor recreation and amusement uses, intensive		P ¹³															L ⁴⁹							P	P	P						
Outdoor recreation uses, extensive	S ⁹	S ⁹															L ⁴⁹															
Outdoor storage of merchandise and/or materials																								P ⁴⁴	P ⁴⁴		P ⁴⁴	P ⁴⁴	P ⁴⁴			
Personal Services																							P	P	P	P	P	P				
Retail Sales/Services																																
Light Retail																						P	P	P	P	P	P	L ⁵¹				
General Retail																								P	P	P	P	L	P	P		
Grocery store																						P	P	P	P	P						
Agricultural Supplies Feed stores																									P			P	P			
Building and plumbing supplies																								P	P							
Flea market																									S							
Furniture warehouse with retail sales																								P	P			P	P			
Marine sales and service																								P	P			P	P			
Printing and book binding shops																								P	P	P	P	P	P	P		
Retail, rural																																
Produce stand	P ⁴	P ⁴																														
Temporary sale of agricultural products																						S ²⁷	S ²⁷	S ²⁷	S ²⁷	S ²⁷						
Sexually oriented businesses																													P			
Studios, Radio/television (excluding towers)																							P	P	P	P	P	P	P	P		
Studios, Artist (includes music, photographic)																					P	P	P	P	P	P	P					
Veterinary Clinic ¹		S ¹²																					P	P	P	P		P	P	P		

P Permitted
L Limited Uses
S Special Exceptions

DRAFT - Seminole County Land Development
Code (Permitted Uses)
9/06/2022

DRAFT - Seminole County Land Development Code (Permitted Uses) 9/06/2022	A-10, A-5, A-3	A-1	RC-1	R-1AAAA, R-1AAA, R-1AA	R-1A	R-1	R-1B	R-1BB	R-2	R-3A	R-3	R-4	R-AH	MM	RM-1	RM-2	RM-3		RP	OP	CN	CS	C-1	C-2	C-3	MUCD		M-1A	M-1	M-2
Industrial Uses																														
Automobile wrecking lots																												S	S	
Bottling and distribution plants																								P			P	P	P	
Cabinetry and woodworking shops																								P			P	P	P	
Data processing services																								P			P	P	P	
Incineration of organic materials		S																												
Junk and Recycling Yards Storage or bailing of rags, iron, paper, or																												S	S	
Laundry and dry cleaning plants																								P		P ⁴⁰	P ⁴⁰	P		
Lithography and publishing plants																								P			P	P		
Machine shops																										P ⁵⁰	P ⁵⁰	P ⁵⁰		
Machinery sales and storage																								P			P	P		
Manufacturing, <u>Light</u>																											P	P	P	
Manufacturing, <u>Heavy</u>																												S	S	
<u>Soap</u>																												S	S	
<u>Feed Mill</u>																												S	S	
<u>Fertilizer</u>																												S	S	
<u>Concrete block plants and redi-mis concrete plants</u>																												S	S	
<u>Animal Processing Stock Yards or slaughter of animals</u>																												S	S	
<u>Water-based and/or epoxy-based coatings, adhesives, sealants and paints</u>																												P	P	
Sawmill		S																												
Storage																														
Contractors' equipment storage yards																								P			P	P		
<u>Self-service storage</u>																								P		P ⁽⁶⁰⁾	P	P		
Testing of materials, equipment and products																											P	P	P	
Trade shops (including upholstery, metal)																								P			P	P		
Warehouse and Distribution																								P		P ⁴¹	P ⁴¹	P		
Cold storage and frozen foodlockers																								P		P	P	P		
Lumber Storage and Distribution																							S	P			P	P		
Wholesale storage of flammable liquids or gases																												S ⁴⁵	S ⁴⁵	
Wholesale meat and produce distribution																								P			P	P		

Infrastructure and Transportation																														
Airplane landing field or heliport		S																										S	S	S
Communications tower, camouflage design																					P	P	P					P	S	P
Communications tower, general	S	S	S	S	S	S	S	S	S	S	S	S			S		S		S	S	S	S	S	S	L ³³			L ³³	L ³³	L ³³
Landfill, Sanitary		S																											S	S
Parking garages or lots, primary use																				P			P	P	P ⁽⁵⁹⁾			P	P	
Sewage treatment and related facilities, public		S															P ²⁰													
Sewage and/or water treatment plant, subdivision				S	S	S	S	S	S						S				S											
Solid waste transfer, storage and recovery station																													S	S
Solar Energy Systems (ES)																														
Roof-Mounted Solar	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Building-Integrated Solar	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Ground-Mounted Solar, Accessory	P	P	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Ground-Mounted Solar, Medium	P	P																		S					S	S		P	P	P
Ground-Mounted Solar, Large	P	P																										S	S	S
Temporary asphalt plants for public road construction		S																												
Truck Terminal																												P	P	P
Utility and service structures, public	S	S	S	S	S	S	S	S	S								P		S			S	S	S	S			P ⁴²	P ⁴⁵	P
Water treatment plant		S															P ²⁰													

Agricultural and Other Uses																													
Agriculture uses generally	p ³	p ³																											
Commercial Pig Farm		S																											
Fruit and Vegetable Cultivation		p	p																										
Poultry and livestock production (except pigs)	p	p ³																											
Fishing hatcheries or fish pools	p	p																											
Truck Farm		p																											
Equestrian Facilities																													
Keeping of horses for use of occupant	<u>p</u>	<u>p</u>	S																										
Riding stables limited to 10 lessons and/or customers per day	p	S ¹⁵																											
Riding stables exceeding 10 lessons and/or customers per day	S																												
Nurseries, Greenhouses, and Silviculture																													
Landscape contractor accessory to wholesale nursery or tree	p	S																											
Greenhouses - Wholesale Only	p ¹⁰	p ¹⁰																		p						p	p		
Plant nursery - Wholesale Only	p ¹⁰	p ¹⁰																		p	p	p				p	p		
Plant nursery - Retail																				p	p	p				p	p		
Plant nursery -- on-site produce ONLY	L	L																											
Tree Farm	p	p																											

P Permitted
L Limited Uses
S Special Exceptions

Footnotes: (DRAFT 3/14/2022)
1. No overnight boarding except for animals being treated on the premises
2. Publicly and privately owned passive parks.
3. Agricultural operations and attendant structures; greenhouses (not involved with retail sales to the general public); including, but not limited to, poultry production, apiculture, dairy farms, plant nurseries, dairies, silviculture (including fish hatcheries and bait production); groves and farms for the cultivation and propagation of citrus, vegetables, fruits, berries, nuts, grass sod and trees; pastures and grasslands for cultivation and propagation of livestock. Barns, sheds, silos, granaries, and related agricultural structures.
4. Roadside stands for the sale of fruits, vegetables and similar products produced on the premises, provided such stand is placed no closer than twenty-five (25) feet to a property line.
5. Community residential homes having seven (7) to fourteen (14) unrelated residents, provided that the location does not create an over-concentration of such homes or substantially alter the nature and character of the area, all as defined in Florida Statutes as amended from time to time.
7. Guest or tourist homes when located on state or federal highways.
8. Churches and their attendant educational and recreational buildings and off-street parking.
9. When making use of the land with nominal impacts to natural resources as determined by the Planning Manager.
10. Plant nurseries and greenhouses not involved with retail sales to the general public.
12. Hospitals, sanitariums and convalescent homes, veterinary clinics and assisted living facilities and group homes when such facilities and homes are approved and licensed by the State of Florida.
13. Neighborhood recreation areas, when approved as part of a subdivision plat.
14. Privately owned and operated recreational facilities open to the paying public, such as, athletic fields, stadiums, racetracks, and speedways if the use is located along a major roadway or has immediate accessibility thereto.
15. Riding stables, provided that no structure housing animals is located nearer than one hundred (100) feet from a property line.
17. Private recreational facilities constructed as an accessory use to civic, fraternal, or social organizations if the existing use is located in a predominantly residential area as determined by the Planning Manager.
20. Where no other such facilities are available. Must be located within the park and not closer than two hundred (200) feet from any property line. All such facilities shall conform to State and County water and sewer plant regulations and shall be enclosed with a six (6) foot chain-link fence and shielded by screen planting.
27. Parking of semi-tractor trailers and cargo trailer boxes in rural areas for the sale of feed, hay, or other agricultural products when such products are offered for retail sale from said trailer and when the trailer is located outside of the urban/rural boundary.
<u>28. Use limited to FAR of 0.35</u>
29. Density and design criteria must conform to the standards for properties assigned the R-3 zoning classification. Residential uses in C-1 and C-2 are limited to twenty (20) percent of net buildable area and forty-nine (49) percent of floor area.
30. Dry cleaners utilizing a Perman R308 dry cleaning machine or machine, found to be similar in nature by the Planning Manager, which provide dry cleaning services to only those customers bringing clothing and other materials to the site for service; provided, however, that this provision shall not apply to dry cleaning businesses with pick-up service or satellite facilities or to a dry cleaning plant.
33. Communication towers when monopole in design if the tower is under one hundred forty (140) feet in height. Communication towers when monopole in design if the tower is over one hundred forty (140) feet in height may be permitted by Special Exception.
35. Private vocational, business, and professional schools which do not have an industrial character. Location on a roadway having a right-of-way width of not less than eighty (80) feet shall be required.
36. Location on a roadway having a right-of-way width of not less than eighty (80) feet shall be required.
40. Only nonflammable solvents shall be used. (Class IV National Fire Protective Association Code.)
41. Provided no storage is done outside an enclosed structure
42. Provided, however, no sewer plant shall be located closer than two hundred (200) feet to the perimeter of the district nor shall any other utility plant, station, or distribution office be located closer than one hundred (100) feet to the perimeter of the district.
43. Recreational facilities provided by an employer within the district for the exclusive use of employees, their families, and guests.
44. Outside storage of parts, supplies or materials shall be permitted only in an enclosed or fenced area.
45. Wholesale storage of gasoline, liquefied petroleum, gas, oil, or other inflammable liquids or gases, provided they meet the regulations of N.F.P.A. and the Seminole County Building Code and, further, that all overhead storage tanks are diked.
46. Apartment dwellings having no commercial business connected therewith, but may be equipped to serve meals to their tenants.
47. Motels, when located on officially designed State or Federal highway. Facilities may be provided for serving meals but shall be operated only in conjunction with the operation of the motel.
48. A service store, with living quarters, if desired, to provide groceries, bottle gas, a snack bar, and supplies for occupants of the park.
49. Recreational facilities, such as, golf courses, swimming pools, tennis courts, marinas, etc. Petroleum products may be sold in marina areas only for marina use.
50. Using only electrically fired forges
51. Retail sales if ancillary to a use permitted by this section. For purposes of this subsection, "ancillary" shall mean supplementary, or secondary, not of primary importance.
59. Subject to landscaping and screening requirements of the MUDC district.
60. Limited access self-storage facility, subject to standards Part 9, Section 9.7
61. Limited Access and Multiple Access Self-storage facilities, subject to standards in Part 9, Section 9.7

Use consolidate:

Indoor recreation
Bowling Alley
Museum
Historical and cultural exhibits
Dance and music studios

Indoor Private Assembly and Entertainment
Arenas
Theaters
Cinemas
Banquet halls

Office uses	
Architects	Only mentioned in RP
Attorneys	Only mentioned in RP
Engineering	Only mentioned in RP
Finance offices (accounting, auditing, bookkeeping)	Only mentioned in RP
Insurance	Only mentioned in RP
Medical and dental	Only mentioned in RP
Office showroom	Only mentioned in RP
Real estate	Only mentioned in RP
Telephone business offices and exchanges	Only mentioned in RP

Retail sales and services, light
Book, stationery, and newsstands
Candy Stores and ice cream shops
Florist and gift shops
Hobby and craft shops
Interior decorating and draperies
Jewelry stores
Locksmiths
Luggage shops
Pharmacies Drug and sundry stores
Sporting goods
Tobacco shops
Toy stores
Wearing apparel shoes

Personal Services
Barber and beauty shops
Shoe repair
Tailoring shops
Watch and clock repair

Retail sales / service uses (general)
Appliance stores
Bakeries
Pet stores
Employment agencies
Furniture stores
Hardware stores
Quick print shops

Light industrial uses (exc. Water treatment plant)
Bottling and distribution plants
Cold storage and frozen foodlockers
Data processing services
Laundry and dry cleaning
Machine shops
Assembling of metal, plastic or cardboard containers
Testing of materials, equipment and products
Cabinetry and woodworking shops

Manufacturing, Light
Garments
Photographic equipment and supplies
Bakery products
Boats
Ceramics, pottery (using electrically fired kilns)
Chemical products and processing
Dairy products
Electrical machinery and equipment

Furniture
Glass and glass products (using electrically fired kilns)
Pharmaceutical products
Shoes and leather goods (exp leather processing)
Brooms and brushes
Candy and confectionaries
Cosmetics and toiletries (exp soap)
Candles
Jewelry
Optical equipment
Perfume
Precision instruments and machinery
Plastic products (exp pyroxylin)
Silverware
Spices and spice packing
Stationary
Toys
Electronic equipment and assembling
Assembling of metal, plastic or cardboard containers

Outdoor recreation uses, extensive
Country Club
Golf Course
Golf Driving Range
Gun club
Fishing club or camp
Marina

Outdoor recreation uses, intensive
Swimming pools
Tennis Sports courts (e.g. Tennis, Basketball, Pickleball, Volleyball, Handball)

PART 6 ADDITIONAL USE STANDARDS

- 998 6.1 Accessory Buildings and Uses
- 1000 6.1.1 Accessory uses when ~~may be permitted~~ are intended to complement any permitted uses and are designated to be for the primary use of employees and/or clients of the office occupants.
- 1002 a) Accessory uses. Shall include, but not be limited to: Drafting service or quick reproduction service, cafeteria and/or coffee shop, nurse's station, snack bar or
- 1004 sales of non-prescription health and pharmaceutical products ~~apothecary~~.
- 1006 b) Location. Accessory uses shall be included as tenants within a principal office building and shall not be permitted to occupy separate buildings.
- 1008 c) Floor area permitted. Accessory uses shall not occupy more than twenty (20) percent of the floor area of any building.
- 1010 d) Other restrictions. No display of advertising signs or merchandise which is visible from outside the building or an individual outside entrance shall be permitted for any accessory use.
- 1012 e) Accessory uses as described above are permitted in the following zones:
1. OP Office District
- 1014 2. R-3A, R-3, and R-4 Multiple-Family Dwelling Districts
- 1016 f) The determination of whether a use is accessory shall be made by the Development Service Director based on the intended use, size, and transportation impacts.
- 1018 6.1.2 Accessory buildings and uses in residential areas – SEC. 30.1345
- 1020 a) When an accessory building is attached to a main structure by a breezeway, passage, or otherwise, it shall comply with dimensional requirements of the main building.
- 1022 b) ~~In the case of corner lots, the lot shall be treated as having front yards on any side abutting a road right-of-way.~~
- 1024 c) In any residential area, no commercial kennels nor any livestock or fowl, other than backyard chickens in compliance with Section (insert reference), may be
- 1026 housed or pastured closer than one hundred fifty (150) feet to any lot line nor may any commercial production of any stock, animal, or fowl be permitted.

d) In the case of double frontage lots and where there is a conforming six (6) feet high minimum solid fence or wall to the rear of the property and in the case of detached accessory structures under two hundred (200) square feet in size and under twelve (12) feet in height, there shall be a minimum ten (10) feet rear yard setback. Specific to RC-1: Any structure used to stable horses shall maintain a minimum setback of fifty (50) feet from property lines and a minimum setback of one hundred (100) feet from any residential structure on an adjacent lot or parcel

e) Accessory building shall not be larger the principal building in terms of mass, size, and height

f) An accessory building or structure greater than 200 square feet and twelve (12) feet. in height shall comply with the following architectural standards: the exterior and roof (if any) shall be comprised of materials commonly use throughout Seminole County in single family residential construction, such as stucco, brick, vinyl, aluminum or wood for the siding or walls and shingles, tiles or corrugated metal for the roof.

g) The size limitation of accessory buildings or structures, when secondary to single family residential uses, is further limited as follows: Each detached accessory building or structure shall not exceed 600 square feet or 50 percent of the living area of the principal building, whichever is greater (or less).

6.1.3 Accessory Dwelling Units

a) Accessory Dwelling Units Generally.

1. It is the purpose of this Section to allow accessory dwelling units (ADUs), as defined in Section 2.3, with appropriate regulations, in all Single Family, Agricultural, and Rural districts; and in Planned Developments which are approved for single family use. It is also the purpose of this Section to create a regulatory framework that encourages the development of ADUs that are rented on the local housing market to residents of unincorporated Seminole County. The County adopts the view of the Florida Legislature as stated in Section 163.31771, Florida Statutes, pertaining to the need to encourage the permitting of ADUs in single family residential areas in order to increase the availability of affordable rentals for extremely-low-income, very-low-income, low-income, or moderate-income persons.

2. On any lot or parcel containing an ADU, either the principal dwelling or the ADU shall be occupied by the owner of the property. ADUs shall not be subdivided or otherwise conveyed into separate ownership from the principal dwelling. ADUs shall be rented or leased for a minimum period of thirty (30) days.

3. An existing home may be utilized as an ADU upon construction of an additional unit at least two hundred eighty-five percent (285%) of the size of the original unit. Except as authorized under Section 5.19(b), an existing structure to be converted to an ADU may be no larger than 1,000 square feet.
4. The provisions of this Section permitting ADUs do not authorize persons to violate applicable restrictive covenants or homeowner association rules and regulations. The County does not police or enforce private restrictive covenants or homeowner association rules and regulations. Persons obtaining approval for ADUs are solely responsible for compliance with all applicable restrictive covenants and homeowner association rules and regulations.
5. ADUs shall not be permitted in association with nonconforming residential development in the Industrial, Commercial, Office, and Higher Intensity Planned Development (HIP) future land use designations.
10766. The Board of Adjustment shall not consider variances related to ADU size, or minimum area and width of any lot where an ADU is proposed.
10787. A minimum of one (1) off-street parking space shall be provided for the ADU, located on the same lot or parcel and served by the same driveway as the principal dwelling unit. This space shall be paved or covered with a stabilized surface acceptable to the County Engineer. No ADU parking space shall be located within a required buffer or setback area, or to the rear of the unit.
8. Impact Fees.
- 1084 a. If used for affordable rental purposes, impact fees for an ADU shall be waived or reduced as dictated by the adopted Impact Fee Rates/Schedule. An application for a building permit to construct an affordable rental must include an affidavit from the applicant which attests that the unit will be rented at an affordable rate to an extremely-low-income, very-low-income, low-income, or moderate-income person or persons. Seminole County will require deed restrictions or other agreements as necessary to ensure that the ADU is used for affordable housing purposes.
- 1086
- 1088
- 1090
- 1092
- 1094 b. If an ADU is not used for affordable rental purposes or the application does not include an affidavit which attests to the ADU as an affordable rental, impact fees will be assessed as dictated in the Seminole County Impact Fee Rate Schedule.
- 1096

b) Accessory Dwelling Units in A-3, A-5 and A-10.

10981. ADUs in A-3, A-5, and A-10 shall be permitted by right subject to requirements stated in
Section 30.102(k). the following requirements:

1100 a. No more than one (1) accessory dwelling unit shall be permitted on any
parcel or lot;

1102 b. Except as provided in Section 5.19(b), total floor area of the accessory
dwelling unit shall not exceed thirty-five (35) percent (35%) of the gross
1104 floor area of the main residence; or 1,000 square feet, whichever is less;

2. A manufactured home, as defined in Section 2.3, may be permitted as an ADU on
1106 property where the principal structure is also a manufactured home.

3. The moving hitch, wheels, axles, and transporting lights shall be removed from a
1108 manufactured dwelling unit and skirting shall be placed around the base, in compliance
with any regulations of the National Flood Insurance Program, to ensure neighborhood
1110 compatibility.

c) Accessory Dwelling Units in Other Districts.

1112 1. ADUs shall be permitted in all R-1 districts, RC-1, and A-1, subject to administrative
approval by the Planning & Development Division Manager. In addition, ADUs shall be
1114 permitted in the PD zoning district, subject to administrative approval by the Planning &
Development Division Manager, on lots designated for single family residential use,
1116 having a minimum lot area of 5,000 square feet and fifty (50) feet in width.

2. An ADU shall be architecturally compatible with the principal dwelling unit and subject to
1118 the same building code requirements. The following criteria shall be met, as applicable:

a. The ADU must have a complementary appearance to that of the principal
1120 structure. This may be achieved through use of the same natural
materials used to construct the primary structure such as wood, stone,
1122 and/or manufactured products such as brick, stucco, or decorative
concrete block. Also, architectural elements such as awnings, parapets,
1124 decorative molding, and windows may be utilized to create compatibility
and consistency between the appearance of the principal dwelling unit
1126 and an ADU.

b. Building elevations shall be provided for review prior to issuance of
1128 permits.

3. Impervious coverage for any lot or parcel wherein an ADU is constructed shall not
1130 exceed the following limits:

Zoning District	Maximum Impervious Coverage*
RC-1, A-1	30%
R-1BB	65%
R-1B	60%
R-1	50%
R-1A	40%
R-1AA	40%
R-1AAA	40%
R-1AAAA	30%
PD	**
*The per-lot impervious coverage provided for by the approved Master Stormwater Management System Design (excludes Planned Developments). **The per-lot impervious coverage provided for by the approved Master Stormwater Management System Design for the Planned Development.	

1132 6.1.4 Accessory buildings in agricultural zones – SEC 30.110

1134 a) Buildings or structures which are not intended to be used for the housing or
1136 shelter of livestock or ~~poultry~~ fowl and which are accessory to the residential use
1138 shall maintain the same front and side yards as the main structure and shall
maintain rear yards of a minimum of ten (10) feet. Accessory buildings or
structures shall not project beyond the established building line unless set back a
minimum of one hundred (100) feet from the front property line.

1140 b) Buildings or structures which are intended for use or used for the housing or
shelter of livestock or ~~poultry~~ fowl and silos, granaries, windmills, barns and
1142 similar structures in conjunction with the operation of an agricultural use shall
observe a minimum setback of fifty (50) feet from any property line and be
1144 spaced a minimum of one hundred (100) feet from any residence on an adjacent
lot or parcel

6.1.5 Accessory uses in RM-1 District

a) Mobile home lots may include such accessory uses as are customarily utilized by mobile home occupants. These shall include accessory storage buildings and carports. Such accessory buildings shall have no sanitary plumbing (i.e., kitchen sinks, commodes, bathtubs, showers, or kitchen facilities, but laundry tubs or washing machine connections are permitted). Screened porches or cabanas provided they are attached to the mobile home. Total additions to the living area shall be limited to equal square footage of the mobile home, but shall not exceed eight hundred (800) square feet. Other accessory uses shall not exceed five hundred (500) square feet.

6.1.6 Accessory uses in RM-2 District – SEC.30.324

a) Mobile home sites may incorporate screened porches, cabanas, and carports with utility areas attached to the mobile home.

6.2 Accessory Housing for Employees

6.2.1 Applicable to RM-3

a) One (1) house or mobile home is permitted as office and housing for the operator of the park. Additional houses or mobile homes may be permitted for night watchman or security guards on approval of the Board of Adjustment.

6.2.2 Applicable to the OP Zoning District

a) A single-family dwelling unit may be permitted in connection with a permitted use provided said use is occupied only by the owner or operator of the business. When permitted, the residence shall be either above the office or attached to the rear; no detached residence shall be permitted, and no residence shall occupy ground-floor frontage.

6.2.3 Applicable to Commercial Zoning Districts

a) The Board of County Commissioners may authorize living quarters, in conjunction with a commercial use, to be occupied by the owner or operator of the business or an employee.

6.2.4 Applicable to the M-1A Zoning District

a) Living quarters for guards, custodians, and caretakers are permitted when such facilities are accessory uses to the primary use of the premises.

1176 6.2.5 Applicable to the M-1 Zoning District

1178 a) The Board of County Commissioners may authorize the parking and location of a
mobile home or house trailer to provide quarters for a watchman or security
guard after study of the area and review of the conditions pertaining to the need.

1180 6.3 Additional Use Standards specific to Agricultural Zones

a) Uses by general permit in agricultural zones – Sec 30.112 & 30.130

1182 b) Special Exceptions – A1 Zone

1. A manufactured home may be permitted as a Special Exception without a specific
time limit on a lot or parcel of record subject to the following requirements:

- a. Only one (1) single-family manufactured home may be permitted.
- b. It shall bear a seal certifying that it is built in compliance with the federal
Manufactured Home Construction and Safety Standard Act.
- c. It shall be subject to all applicable regulations of the zoning classification
(i.e., setbacks, land uses).
- d. Where installation of a septic tank is proposed, an acceptable percolation
and depth-of-water-table test shall be submitted at the time of
application.
- e. If the proposed site is known to be in a flood prone area, an acceptable
plan shall be submitted at time of application which details steps to
prevent hazard to health and property.
- f. An approved single-family manufactured home shall be firmly anchored
in accordance with all applicable codes and shall have skirting installed
to screen the underside of the structure.
- g. The moving hitch, wheels and axles and transporting lights shall be
removed from a manufactured dwelling unit and skirting shall be placed
around the base, in compliance with any regulations of the National
Flood Insurance Program, to ensure neighborhood compatibility. [Moved
from Sec. 30. 127 & 30.108]

1204 ~~c) An accessory dwelling unit (ADU) may be approved subject to the requirements of
Section 30.1345(g). [Superseded by new ordinance]~~

1206 6.4 Temporary Uses

6.4.1 Carport/garage/yard sales – SEC. 30.1351

1208 6.4.2 Permits for site specific special events, outdoor sales of merchandise, ~~and~~ temporary package storage permits, and mobile food vendors – SEC. 30.1378

1210 3. Mobile food vendors.

1212 a. Purpose and Intent. These regulations are intended to establish requirements
1214 for the sale of prepared foods on a temporary basis from motorized vehicles,
1216 trailers, carts and other movable devices, within specified commercial zoning
1218 districts. No formal permit or approval shall be issued by Seminole County for
1220 a particular property or mobile food vendor, but all required documentation,
including licenses and owner authorization, shall be in the vendor's possession
at all times while in operation, and shall be provided to any County official
upon request. Mobile food vendors not in compliance with paragraphs (c)
and (d) below shall be prohibited unless approved as part of a Special Event
Permit under Sec. 30.1378(1).

1222 b. Exemptions. Specifically excluded from these regulations are the following:

- 1224 1. Produce stands in agricultural zoning districts.
1226 2. Ice cream trucks and similar vehicles operating on public streets.
1228 3. Food sales on active construction sites not accessible to the public.
1230 4. Sales of non-food items in any district.

1232 c. General Requirements. All mobile food vendors shall meet the following
1234 requirements:

- 1236 1. Mobile food vendors shall be permitted in C-1, C-2, C-3 and M-1 districts,
1238 but may also be allowed in the Planned Development (PD) district where
an approved master development plan permits general retail commercial
uses, and where mobile food vendors are not specifically prohibited
through a development order.
2. Mobile food vendors shall not operate on vacant lots or within 100 feet of
any structure containing a residence. Operation of an individual vendor at
any location shall be limited to three (3) consecutive days and a total of
twelve (12) days in any calendar month.
3. Except as provided herein, mobile food vendors shall not occupy any of
the following:

- 1240 i. Site entrances, exits, and driveway aisles.
- 1242 ii. More than 10 percent of parking spaces required under Section 30.1221.
- 1244 iii. Buffers required under Part 67, Chapter 30.
- 1246 iv. Open space areas required under Part 69, Chapter 30.
- 1248 v. Stormwater retention areas, drainage easements, and related facilities.

1246 However, the Development Services Director may reduce or eliminate the

1248 above restrictions where it is demonstrated that the food vendor activity

1250 does not significantly impair the functioning of the development site with

1252 respect to the applicable provisions of this Code. In doing so, the Director

1254 may establish conditions as necessary to meet the purpose and intent of

these provisions. Any such waiver shall be valid for a ninety (90) day period,

but may be extended at the Director's discretion. Waivers shall be made in

writing, and shall include specific location, effective date, and expiration

date.

- 1256 4. Tents and/or canopies exceeding 100 square feet, and electrical wiring
- outside of vehicles shall be prohibited.
- 1258 5. Outdoor amplification of sound shall be prohibited.
- 1260 6. Business activity shall be prohibited during the hours of 11:00 p.m. to 7:00
- a.m.
- 1262 7. Overnight parking of mobile food vendor vehicles shall be prohibited.
- 1264 8. Signage is limited to information painted on or otherwise affixed to mobile
- food vendor vehicle; and no freestanding signs shall be permitted.
- 1266 9. All mobile food vendors shall obtain the required license(s) from the State
- of Florida and a business tax receipt (BTR) from Seminole County.
- 1268 10. All mobile food vendors shall obtain a notarized letter from the property
- owner authorizing the mobile vendor activity. This letter shall note
- specific calendar days when the individual vendor may operate on the
- property, and confirm access to on-site restrooms for patrons of the
- 1270 vendor. Where on-site restroom access is not available, mobile food
- vendors shall operate only under a Special Event Permit in accordance with
- Sec. 30.1378(1).

- 1272 d. Additional Requirements. All mobile food vendors utilizing electricity for any
1274 purpose, and/or gas or open flames for cooking, shall meet the following
requirements:
- 1276 1. Each vendor shall obtain an annual fire inspection from the Seminole
County Fire Prevention Bureau.
 - 1278 2. Vendors shall maintain current inspections for NFPA 96 hoods and fire
extinguishers.
 3. Cooking equipment shall comply with NFPA 96.
 - 1280 4. Class K Fire extinguishers shall be provided for the protection of cooking
appliances that use combustible cooking media.
 - 1282 5. A minimum of one portable fire extinguisher with a rating of not less than
2-A: 10-B: C shall be provided.
 - 1284 6. Electrical equipment and installations shall comply with NFPA 70, National
Electrical Code.
 - 1286 7. Externally mounted generators, when in use, shall be isolated from the
public by either physical guards, fencing, or enclosures.

1288 6.4.3 Temporary sales office in new subdivisions – Sec 30.1357

1290 6.4.4 Temporary Uses in Agricultural Zones

1292 a) It is the intent of this section that uses listed in subparagraphs (1) through (d) be
of a temporary nature, but all uses listed herein may be allowed in the A-1, A-3,
1294 A-5, and A-10 zoning districts, after review by the Planning and Development
Division Manager, subject to the Limited Use process described in 5.1.2-g. The
1296 Manager may impose additional conditions and limitations in furtherance of the
public health, safety, and welfare. Limited uses are as follows:

- 1298 1. Temporary occupancy of a mobile home or recreational vehicle while a permanent
dwelling is under construction subject to the following criteria:
 - 1300 a. An appropriate building permit, as required by the County, shall be
secured prior to placement and occupancy of a mobile home or
recreational vehicle.
 - 1302 b. The residence shall be actively under construction and inspection during
the period a mobile home or recreational vehicle is on the property.

- 1304 c. Permit to place and/or occupy a mobile home or recreational vehicle is
1306 limited to a one (1) year period; however, said permit may be renewed by
the Growth Management Director for one (1) additional period of up to
one (1) year.
- 1308 d. Prior to final inspection of the residence, the property owner shall furnish
1310 the Planning and Development Division with acceptable evidence as to
the date and method that the mobile home will be removed; and,
1312 provided further, that said mobile home shall be removed within thirty
(30) days after final inspection of the residence.
- 1314 2. Temporary occupancy of a mobile home or recreational vehicle may be permitted on the
same lot with a single-family residence for housing a chronically ill relative or a practical
nurse subject to the following:
- 1316 a. That a hardship is substantiated by documentary evidence, such as,
medical records, doctor's recommendations, etc.
- 1318 b. That permits normally be limited to a maximum two (2) year period
1320 unless the ~~Growth Management~~ Development Services Director, or the
Board of County Commissioners on appeal, determines that the medical
1322 hardship results from a chronic illness that may continue to exist for an
undetermined period of time. In such cases approval may be granted for
1324 a period in excess of two (2) years; provided, however, that the mobile
home shall only be occupied by the chronically ill relative for which the
approval was granted or the practical nurse who provides medical care
1326 for the chronically ill relative.
- 1328 3. Temporary occupancy of a mobile home or recreational vehicle may be approved for
housing a night watchman for a nonresidential use in the A-1 Agriculture District subject
to the following criteria:
- 1330 a. Where it can be substantiated by documentary evidence that chronic
vandalism occurs.
- 1332 b. That such use is immediately necessary.
- 1334 c. That the permit be limited to a one (1) year period; however, when
substantiated, the Growth Management Director may approve one (1)
additional period of up to one (1) year.
- 1336 4. Temporary occupancy of a mobile home or recreational vehicle may be approved for a
member or members of the family subject to the following:

- 1338 a. A mobile home or recreational vehicle shall be placed on the same lot or
parcel as the family residence.
- 1340 b. The necessity or hardship shall be substantiated by documentary
evidence.
- 1342 c. That permits be limited to a one (1) year period which may be renewed
by the Growth Management Director for successive one (1) year periods
1344 after review of the necessity or hardship.

6.5 Automobile service stations – Sec 30.1352

1346 6.6 Alcoholic beverage establishments – Sec 30.1353

b) Performance standards.

- 1348 3. Landscaping and buffer requirements. ~~Active/passive buffer setback standards~~
(Section 30.1232) shall be applied to On property where an on-premise
1350 consumption alcoholic beverage establishments is the sole use of the
development site, the opacity of all required buffers under Section 30.1286
1352 shall be increased by 0.2. However, these standards this requirement shall not
apply to on-premise alcoholic beverage establishments that are part of a
1354 planned shopping center unless the ~~Board of Adjustment~~ Planning and Zoning
Commission finds that off-site impacts require such ~~setbacks~~ additional
1356 buffering.

6.7 Communication Antennas/Towers

- 1358 6.7.1 Legislative purpose and intent – SEC. 30.1362
- 6.7.2 Applicability/Administration – SEC. 30.1363
- 1360 6.7.3 Performance Standards – SEC. 30.1364
- 6.7.4 Design Criteria – SEC. 30.1365
- 1362 6.7.5 Abandonment – SEC. 30.1366
- 6.7.6 Communication Antennas – SEC. 30.1367
- 1364 6.7.7 Co-location of communication tower antennas – SEC. 30.1368
- 6.7.8 Certification of compliance with FCC NIER standards – SEC. 30.1369
- 1366 6.7.9 Non-conforming uses – SEC. 30.1370, SEC. 30.105 & SEC. 30.108 (D)
- 6.7.10 Camouflage towers, where permitted – SEC. 30.1371

1368 6.8 Mobile homes

6.9 Sexually oriented businesses/adult entertainment establishments

- 1370 6.9.1 Separation requirements and miscellaneous provisions – Sec 30.1355
- 6.9.2 Design standards – Sec 30.1380
- 1372 6.9.3 Conflicting Zonings – Sec 30.1380.1
- 6.9.4 Seminole County/City of Sanford Joint Planning Interlocal Agreement Relating to
- 1374 Adult or Sexually Oriented Uses – Sec 30.1380.2

6.10 Community Residential Homes and Assisted Living Facilities and Group Homes – SEC 30.1356

6.10.1 Statement of intent.

- 1378 a) In order to prevent concentration of foster care and group home facilities and the
- 1380 detrimental impact to a neighborhood caused by a high concentration of these
- 1382 facilities, the Board of County Commissioners shall exercise care in considering a
- 1384 request to establish a foster care or group home facility by determining that the
- 1386 approval of the new facility or addition to an existing facility, when considered in
- 1388 light of the number of other such facilities licensed by the state (excluding foster
- 1390 homes) in the vicinity of the proposed site will not stress the limited capacity of a
- neighborhood's existing social structure to accommodate foster care and group
- home facilities. A second intention of this provision is to protect existing foster
- care and group home facilities from the possibility that an over concentration of
- such facilities in a neighborhood might develop which may inadvertently recreate
- an institutional setting. Such a setting is an impediment to the successful
- functioning of foster care and group home facilities.
- b) To help fulfill this intent the applicant is required to provide a list of the location
- 1392 of all group care facilities indicating the number of clients at each facility. The list
- is to be certified by the State department licensing such facilities.

- 1394 6.10.2 Community residential homes may be approved by the Planning and Development
1396 Division Manager as a Limited Use, providing, in addition to all other required
findings:
- 1398 a) That the location does not create an over-concentration of such homes or
1400 substantially alter the nature and character of the area as defined in Section
419.001(3)(c), Florida Statutes (2020). In the event that the provisions of this
section conflict with the provisions of Section 419.001(3)(c), Florida Statutes
(2020), Section 419.001(3)(c) shall govern.
- 1402 6.10.3 ~~Group~~ Community residential homes with 7 or more unrelated residents and assisted
1404 living facilities may be approved by the Board of County Commissioners as a special
exception, providing, in addition to all other required findings:
- 1406 a) That the location does not create an over-concentration of such homes or
1408 substantially alter the nature and character of the area as defined in Section
419.001(3)(c), Florida Statutes (2020). In the event that the provisions of this
section conflict with the provisions of Section 419.001(3)(c), Florida Statutes
(2020), Section 419.001(3)(c) shall govern. [MOVED FROM INDIVIDUAL ZONES]
- 1410 b) In single- and two-family residential districts (including A-1 and RC-1), the Board
1412 of County Commissioners shall determine that the proposed structure (facility) is
compatible with the neighborhood in its physical size.
- 1414 c) In multiple-family residential districts, the Board of County Commissioners shall
1416 determine that the proposed use is compatible with the area in its intensity of
land use. ~~Persons per acre (PPA) may be used as a guide establishing equivalency~~
~~with density which is typically specified as dwelling units per acre (DUPA). Based~~
~~on a 2.1 person per household factor for multiple-family residences in Seminole~~
~~County, the persons per acre for R-3A is twenty-one (21) and for R-3 is twenty-~~
~~seven (27).~~
- 1420 d) A copy of the application to the appropriate State agency shall accompany the
application for the special exception.
- 1422 6.11 Family Day Care homes – SEC 30.1356.1
6.12 Home Office – Sec. 30.1377

1424 6.13 Farmworker housing

1426 6.13.1 Farmworker housing, either single family or multifamily dwellings, including
1428 manufactured homes, if the land use is a bona fide agriculture use; provided,
1430 however, that such structures may house only those persons and their immediate
1432 family employed in carrying out such bona fide agricultural use. Mobile homes
constructed prior to June 15, 1976 shall not be permitted.

1430 6.13.2 Sec. 30.1361

1432 6.14 Pain management clinics – Sec. 30.1379

1432 6.15 Automobile Wrecking Lots

1434 6.15.1 In reviewing a special exception for an automobile wrecking lot the following
additional standards shall be considered:

1436 a) No junkyards or automobile graveyards, as defined in Section 339.241, Florida
Statutes, shall be located closer than one thousand (1,000) feet to any secondary,
primary, or interstate highway.

1438 b) The lots must be enclosed with a wall or solid fence not less than six (6) feet in
height; and,

1440 c) All fences, as defined in Section 339.241, Florida Statutes, shall be provided as
specified in said section.

1442 6.16 Vacation rentals - Sections 30.1373 through 30.1376

1442 6.17 Civic Assembly Uses

1444 6.17.1 Civic Assembly uses are classified by size and intensity as follows:

1446 a) Neighborhood Facility. A civic assembly use generally designed for and intended
to serve the residents of one neighborhood or small (approximately one square
mile) geographic area, which meets the following standards:

- 1448 1. Maximum Lot Area: 5 acres of developable land
2. Maximum Assembly: 100 seats or fewer in the largest assembly space

1450 b) Community Facility. A civic assembly use generally designed for and intended to
serve the residents of several neighborhoods within the same approximate
1452 geographic area. Community facilities are typically designed to accommodate a
larger number of people for a wider geographic area than neighborhood facilities,
1454 but are more locally focused than regional facilities, and meet the following
standards:

- 1456 1. Maximum Lot Area: 10 acres of developable land
2. Maximum Assembly: 500 seats or fewer in the largest assembly space

3. Exceptions: An assembly facility proposed on more than 10 acres of developable land with fewer than 500 seats in the largest assembly space may be classified and approved as a community facility in residential zoning districts through the special exception process when the County Commission finds that the increased acreage of the development site will not have a detrimental effect on the residential character of the neighborhood and any negative impacts can be effectively mitigated.

c) *Regional Facility.* A civic assembly use generally designed for and intended to serve the residents of the entire city, nearby communities, and/or unincorporated areas. Assembly facilities proposed to contain more than 500 seats in the largest assembly space shall be considered regional facilities.

d) *Civic Assembly Uses in Mixed-Use, Retail, or Office Developments.* Civic Assembly uses proposed to occupy one or more tenant or condominium spaces in an existing shopping center, mixed-use building, or office park are classified as Neighborhood, Community, or Regional Facilities by number of seats only. Minimum and maximum lot area requirements do not apply to these locations.

e) *Civic Assembly Uses in Rural Locations:* Maximum lot area requirements may be exceeded in rural zones subject to the requirement the developed area does not exceed the maximum excluding areas for outdoor recreation.

6.17.2 Accessory Uses

a) In addition to otherwise permitted uses, customary accessory structures and activities are permitted which shall include:

1. One residence for an employee or caretaker
2. Fellowship halls and food preparation areas
3. Office space in support of the Assembly Use.
4. Classrooms, playgrounds, and childcare facilities for use in association with assemblies but not including day care centers, community recreation facilities, and private primary, secondary, vocational, and/or collegiate educational facilities.

b) Other uses accessory to a Civic Assembly Use may be permitted where otherwise allowed within a given zoning district and subject to the conditions of the use within that district.

c) Uses accessory to a Civic Assembly Use may

1. Share parking and circulation with the Civic Assembly Use where located on the same or contiguous properties and hours of operation permit

2. The acreage of the Civic Assembly Use may be counted towards any minimum acreage requirement for the accessory use assuming all other standards of the accessory use are met.

6.17.3 Architectural Exceptions

- a) Non-habitable, decorative architectural features may exceed the height limit in the applicable zoning district by the greater of 20 feet or 50%.

6.17.4 Alcohol Beverages

- a) No Civic Assembly Uses may sell alcohol for on or off-premise consumption unless approved by Board of County Commissioners as a Special Exception.

6.17.5 Limited Uses and Special Exceptions

- a) Where a limited use permit or special exception is required for a civic assembly use, the following review criteria shall be used to determine the appropriateness of the application:

1. *Protects Residential Neighborhoods.* Outdoor use areas, including vehicular use areas, must be located and designed to minimize potential negative impacts on residential zoning districts and residential uses in approved PDs, including but not limited to mitigation of light spill-over, glare, noise (from mechanical equipment, recreational facilities, outdoor classrooms, etc.), and any other negative impacts associated with the type of civic assembly use proposed. Assembly uses in residential zones may not apply for a permanent license to sell alcoholic beverages for on-premise consumption.
2. *Traffic.* Vehicular ingress, egress, and on-site circulation must be designed and constructed to ensure the least possible impact on neighboring properties and residential streets. Primary ingress and egress must be from the highest service level adjacent street, unless otherwise approved by the Planning and Zoning Commission and Board of County Commissioners. For community and regional assembly facilities, vehicular access to the facility must be from a collector of four lanes or more, or an arterial street. Parking areas must be designed and located to minimize conflict with pedestrian and bike pathways.
3. *Noise Abatement.* Civic Assembly uses often involve groups of people arriving and departing at one time (as is common with many assembly uses), outdoor gatherings, or sound amplification. Therefore, issues related to noise from gatherings, events, vehicles, and equipment must be addressed through conditions of approval for a conditional use permit. Conditions including but not limited to the location of outdoor use areas on the property, limitations on hours or days of operation, and additional noise abatement strategies may be required.

4. Lighting. Lighting of outdoor areas must be cut-off or fully shielded to reduce glare and prevent light overspill into adjacent properties. Lighting for sports fields and outdoor recreation areas, where operational characteristics prevent the use of cut-off or fully shielded lights, must be turned off no later than 10 p.m. or be located such that the lights are not visible from a residential zoning district or residential uses in an approved PD.

5. One- and Two-Family Residential Zoning Districts. In order to protect the surrounding residential neighborhood from the encroachment or expansion of civic assembly uses, assembly facilities located in one- or two-family residential zoning districts must meet the following additional standards:

a. Desired Development Patterns. Assembly facilities located in residential zoning districts should function as compact, singular sites and all desired activities and required facilities (to include parking facilities, principal use buildings, and accessory use buildings) should be located on one development site consisting entirely of contiguous parcels of land, which may include property located directly across the street.

b. Non-contiguous Parcels. Where a parcel owned or leased by the civic assembly use is not contiguous to the parcel(s) containing the principal assembly building, the use of the non-contiguous parcel(s) is limited to the following uses: occasional overflow parking (maximum 2 times per week and must be located within a 5-minute walk (defined as ¼ mile of contiguous sidewalk), passive recreation space, playgrounds, walking trails, outdoor classrooms or seating, or reflection or meditation space.

c. Acquisition of Land. If additional property is acquired for use by the assembly facility, an amendment to the special or conditional use permit shall be required prior to any development on the property.

6.17.6 Conditions Specific to Zoning Districts:

a) R-AH: Must meet non-residential acreage requirement established within this zoning district.

6.18 Solar Facilities

6.18.1 General Conditions:

a) Site plan approval is required for all ground-mounted (except for accessory to primary use, then only a building permit is required) or floating solar energy systems.

- b) All hazardous areas must be fenced and properly signed to notify the public of potential safety hazard.
- c) Power and communication lines - Power and communication lines running between banks of solar panels and to nearby electric substations or interconnections with buildings shall be buried underground in a manner consistent with applicable code requirements.. Exemptions may be granted by the Board of County Commissioners in instances where soil conditions, water courses, or other elements of the natural landscape interfere with the ability to bury lines, or distance makes undergrounding infeasible, at the discretion of the Planning Manager. Points of interconnection may be above ground.
- d) Reflectors — All solar energy systems using a reflector to enhance solar production shall control and minimize the glare from the reflector affecting adjacent or nearby properties.
- e) Required open space and plantings must be maintained per the approved plans.
- f) When required, fencing shall be a minimum of seven feet (7') in height. Where animal habitats are present, fencing shall have four to six inches openings near ground-level to allow for the passage of wildlife.

6.18.2 Additional Special Exception Criteria:

Where permitted as a special exception the application shall demonstrate that the property is of marginal value for other uses. Preferred sites include: airport safety zones (subject to glare studies) and brownfields.

6.18.3 Specific to Roof-Mounted Solar Energy Systems:

- a) For a roof-mounted system installed on a sloped roof that faces the front yard of a [lot/parcel/property], the system must be installed at the same angle as the roof on which it is installed with a maximum distance, measured perpendicular to the roof, of eighteen (18) inches between the roof and highest edge or surface of the system.
- b) For a roof -mounted system installed on a sloped roof, the highest point of the system shall not exceed the highest point of the roof to which it is attached.
- c) Notwithstanding the height limitations of the zoning district: For a roof-mounted system installed on a flat roof, the highest point of the system shall be permitted to extend up to six (6) feet above the roof to which it is attached.

- 1592 6.18.4 Specific to Building- integrated Solar Energy Systems:
- 1594 a) Building-integrated solar systems are subject to the zoning criteria for buildings within the applicable zoning district.
- 1596 b) Build-integrated solar systems may be integrated into non-habitable structures such as shade-structures, public art, or carports subject to the criteria otherwise applicable to such structures.
- 1598 6.18.5 Specific to Ground-Mounted Solar Energy System
- 1600 a) Maximum Height:
- 1602 1. Ground- or pole-mounted solar energy systems shall not exceed 15 feet in height when oriented at maximum tilt.
- 1602 b) System Scale:
- 1604 1. Accessory:
- 1606 a. Definition: Occupy less than 20% of the lot AND the solar energy system is less than 40,000 Square Feet of land area.
- 1608 b. For residential properties: A ground-mounted solar system must be located in the rear yard.
- 1610 c. Must adhere to the setbacks applicable in the zoning district. Accessory structure setbacks may be used where applicable. Square footage of above ground elements of a ground mounted solar system shall not count against area coverage maximums for accessory structures.
- 1612 2. Medium:
- 1614 a. Solar Energy Systems with less than 10 impacted acres that do not meet the standards for accessory systems.
- 1616 3. Large:
- 1616 a. Solar Energy Systems resulting in more than 10 impacted acres.
- 1618 6.18.6 Specific to Floating Solar Energy Systems:
- 1620 a) Floating Solar Energy Systems which occupy less than 30% of a proposed stormwater facility and less than 40,000 square feet may be considered an accessory use. All other floating solar energy facilities shall be a special exception. In no case shall a Floating Energy System exceed 60% of the area of a stormwater facility.
- 1622

6.18.7 Specific to parking lots.

Solar systems designed to provide shade over required parking spaces or over walkways in parking lots of non-residential or multi-family uses:

a) Considered accessory use and are not subject to limitations on size or lot coverage.

b) May extend to 20 feet in height.

c) Parking spaces covered using solar canopies shall be exempt from tree requirements provided that:

1. Along each edge of the parking lot that abuts a public street or a property line, trees must be provided at intervals of not more than 50 feet on center for canopy trees or 30 feet on center for understory trees.
2. If parking is located between the public street and the main entrance of the building a walkway must be provided which creates a direct connection between the public sidewalk and the main entrance.
3. Walkways must be shaded with either solar canopy structures, awnings, or trees.
4. Parking areas exceeding six acres must be divided into blocks not exceeding four acres separated by an internal drive or pedestrian path which shall incorporate trees at intervals of not more than 50 feet on center for canopy trees or 30 feet on center for understory trees.

6.18.8 Landscape requirements:

Ground cover and buffer areas — the following provisions shall apply to the clearing of existing vegetation and establishment of vegetated ground cover for Medium and Large Ground Mounted Solar Energy Systems. Additional site-specific conditions may apply as required.

a) Large-scale removal of mature trees on the site is prohibited. Tree removal is subject to the requirements of the arbor ordinance and site plan requirements.

b) Ground-mounted solar facilities shall be distanced a minimum of 30 feet from Canopy trees (as measured from tree center) in order to minimize maintenance costs. The applicant shall submit a vegetative management plan prepared by a qualified professional. The plan shall identify:

1. The natural resource professionals consulted or responsible for the plan

- 1654 2. The conservation, habitat, eco-system, or agricultural goals, which may include: providing
1656 habitat for pollinators such as bees and monarch butterflies, providing habitat for wildlife
1658 such as upland nesting birds and other wildlife, establishing vegetation for livestock
grazing, reducing on-site soil erosion, and improving or protecting surface or ground-
water quality.
- 1660 3. The intended mix of vegetation upon establishment.
- 1662 4. The management methods and schedules for how the vegetation will be managed on an
annual basis, with particular attention given to the establishment period of
approximately three years.
- 1664 c) Perennial vegetation shall be planted and maintained for the full operational life
of the project, to prevent erosion, manage run off and build soil.
- 1666 d) Vegetative cover should include a mix of perennial grasses and wildflowers that
will preferably result in a short stature with a diversity of forbs or flowering plants
1668 that bloom throughout the growing season. Blooming shrubs may be used in
buffer areas as appropriate for visual screening. Perennial vegetation (grasses and
1670 forbs) as listed on the Approved Plant Species List or Florida-Friendly Plant Guide
for the Central Florida Region and appropriate USDA Plant Hardiness Zone, are
1672 preferably native to Florida, but where appropriate to the vegetative management
plan goals, may also include other naturalized and non-invasive species which
1674 provide habitat for pollinators and wildlife and/or other ecosystem services (i.e.
clovers).
- 1676 e) Plant material must not have been treated with systemic insecticides, particularly
neonicotinoids.
- 1678 f) The applicant shall submit a financial guarantee in the form of a letter of credit,
cash deposit or bond in favor of the Seminole County equal to one hundred
1680 twenty-five (125) percent of the costs to establish the vegetative management
plan. The financial guarantee shall remain in effect until vegetation is sufficiently
established.
- 1682 6.18.9 Facilities and Notifications:
- 1684 a) Foundations - A qualified engineer shall certify that the foundation and design of
the solar panel racking and support is within accepted professional standards,
including but not limited to wind loads, given local soil and climate conditions.
- 1686 b) Approved Solar Components — Electric solar energy system components must
have a UL or equivalent listing and solar hot water systems must have a Solar
1688 Rating and Certification Corporation (SRCC) rating.

1690 c) Compliance with Building Code — All solar energy systems shall meet approval of
1692 local building code officials, consistent with the State of Florida Building Code,
and solar thermal systems shall comply with HVAC-related requirements of the
Florida Energy Code.

1694 d) Utility Notification: All grid-intertie solar energy systems shall notify the relevant
electric utility and comply with the interconnection requirements of the electric
utility. Off-grid systems are exempt from this requirement.

1696 e) Aviation Protection: Solar farms located within 500 feet of an airport or within the
1698 approach zones of an airport must notify the airport and may be subject to
additional analysis. Evidence of notification and any required submittals shall be
provided to the County.

1700 6.18.10 Decommissioning:

1702 a) A decommissioning plan shall be required to ensure that facilities are properly
removed after their useful life for the following systems:

- 1704 1. Any medium or large Solar Energy System.
2. Any Floating Solar Energy System

b) The Decommissioning plan must meet the following requirements:

- 1706 1. Decommissioning of the system must occur in the event the project is not in use for 12
consecutive months.
1708 2. The plan shall include provisions for removal of all structures and foundations, disposal,
restoration of soil and vegetation and assurances that financial resources will be
1710 available to fully decommission the site.
1712 3. Seminole County may require the posting of a bond, letter of credit or the establishment
of an escrow account to ensure proper decommissioning.

6.19 BACKYARD CHICKEN PROGRAM

1714 6.19.1 Intent/definitions/applicability

a) The intent of this Ordinance—Section is to create and implement a Backyard Chicken
1716 Program to permit the keeping of chickens on occupied single-family lots located in the
unincorporated areas of the County, subject to the terms and conditions of this Ordinance
1718 Section.

b) For the purposes of this Ordinance Section, the term "chicken" refers to female chickens
1720 (hens) only.

c) This Ordinance Section does not authorize persons to violate applicable restrictive covenants or homeowners' association rules and regulations. The County does not police or enforce private restrictive covenants or homeowners' association rules and regulations.

Persons ~~applying for and receiving permits under this Ordinance are~~ keeping Backyard Chickens are solely responsible for compliance with all applicable restrictive covenants and homeowners' association rules and regulations.

d) The term "predators" includes, but is not limited to, bears, raccoons, coyotes, bobcats, and foxes.

e) The term "subject property" is the occupied single-family residential lot with ~~which the Backyard Chickens Program permit is associated.~~

f) ~~A permit under the~~ The Backyard Chicken Program is not applicable to or required for a single-family residential lot on which poultry production is a permitted use.

6.19.2 Permit and g General conditions for the keeping of chickens on occupied single-family residential lots.

~~a) Persons desiring to participate in the Backyard Chicken Program must apply for and obtain a permit from the Planning and Development Manager or his/her designee prior to keeping chickens. The Planning and Development Division shall charge a non-refundable fee as established in the Administrative Code to persons applying for a permit under this Ordinance to cover processing costs. If the person applying for a permit is not the fee simple owner of the subject property, the fee simple owner must provide owner authorization and consent to the application. Only one (1) permit per occupied single-family residential lot will be issue~~

~~b) In order to obtain a permit under this Ordinance, persons applying for a Backyard Chicken Program permit must show that he/she can meet the requirements of this Ordinance Section. The County will conduct site inspections of the subject property to make compliance determinations under this Ordinance Section. The Planning and Development Manager may deny a permit application if he/she determines that the person(s) applying for a permit cannot meet the requirements of this Ordinance Section. The issuance of a Backyard Chicken Program permit is conditioned upon and subject to the terms and conditions of this Ordinance Existing permits issued under the Backyard Chicken Pilot Program prior to the adoption of this Ordinance shall be extended and included as part of the Backyard Chicken Program subject to the Requirements of this Ordinance.~~

1754 e) ~~a) Persons applying for a keeping chickens in Backyard Chickens pursuant to this Section~~
Program permit ~~are encouraged to must successfully complete, provide proof of successful~~
1756 ~~completion of a University of Florida Agricultural Extension Service (UF IFAS) class or an~~
equivalent class approved by the Seminole County UF IFAS Extension on the care and raising
of chickens. The Planning and Development Division will maintain a schedule of such classes

1758 d) ~~b) Persons applying for keeping chickens pursuant to this Section in a Backyard Chicken~~
Program permit ~~thereby~~ (a) agree to the terms and conditions of this Ordinance Section, and
1760 (b) upon a code enforcement complaint, grant the County and its officers, employees and
agents a right-of-entry upon the subject property (including the rear yard) for inspection
1762 purposes to ensure compliance with this Ordinance Section, ~~(c) agree to remove chickens~~
~~and chicken coops and enclosures upon the termination or expiration of a Backyard Chicken~~
1764 Program permit, and (d) hold the County and its officials, officers, employees and agents
harmless concerning matters relating to the Backyard Chicken Program permit and this
1766 Ordinance Section.

1768 e) ~~c) Up to four (4) five (5) chickens may be kept on an occupied single-family residential~~
lot. ~~upon receiving a Backyard Chicken Program permit from the Planning and Development~~
~~Manager or his/her designee. Chickens shall not be kept on duplex, triplex, or multifamily~~
1770 properties, or within mobile home/manufactured home parks.

1772 f) ~~d) Chickens must be kept within a coop or enclosure and may not be released or set free~~
to roam unless under the direct supervision of their owner in compliance with this
Ordinance Section. Such supervised roaming must be confined to the backyard of the
1774 subject property.

1776 g) ~~e) Ducks, geese, turkeys, peafowl, male chickens/roosters, or any other poultry or fowl are~~
not allowed under the provisions of this Ordinance Section.

1778 h) ~~f) Chickens must be kept for personal use only. Selling chickens, eggs, feathers, or~~
chicken manure, or the breeding of chickens for commercial purposes is prohibited.

1780 i) ~~g) Chickens may not be bred or slaughtered on premises. Chickens shall not be used or~~
trained for the purpose of fighting for amusement, sport or financial gain.

1782 j) ~~h) The coop and enclosure must be screened from the neighboring property. Screening~~
must be accomplished using an opaque fence and/or landscape screen (existing vegetation
may be used if sufficient ~~enough~~ to create an opaque screen).

1784 ~~k)~~ i) All applicable building permits must be obtained prior to constructing fences and the
enclosures to house chickens.

1786 ~~h)~~ j) Unless otherwise in conflict with Florida Statutes, a dog or cat that injures or kills a
chicken that wanders onto the property at which the dog or cat resides will not, for that reason
1788 alone, be considered a dangerous or aggressive animal.

~~m)~~ k) Deceased chickens must be properly disposed of within 24-hours of expiring and in
1790 accordance with Florida law. Permit holders may contact a University of Florida Agricultural
Extension Service office for requirements regarding proper disposal methods.

1792 ~~n)~~ l) No manure may be allowed to accumulate on the floor of the coop or ground. ~~Permit~~
~~holders~~ Persons keeping Backyard Chickens must implement a manure management
1794 program, whereby the coop and enclosure are cleaned regularly. For example, a fly-tight bin
for storage of manure could be utilized; the size of which must be sufficient to contain all
1796 accumulations of manure. A manure box inside the coop is recommended. The fly-tight bin
must be kept at least twenty (20) feet away from all property lines. Composting of chicken
1798 manure may be allowed in the enclosed fly-tight bin. There shall be no perceptible odor
emanating from the manure storage/composting bin

1800 6.19.3 Location and requirements for chicken coops and enclosures

1802 a) Chicken coops and fenced enclosures must be ~~located~~ in the rear/back yard (behind
the home). No coop or enclosure will be allowed in any front or side yard. Yard, as used in
this provision, references location, not building setback area.

1804 b) The coop and enclosure must be a minimum of ten (10) feet from the rear and side
property lines and twenty (20) feet from any neighboring residential homes. On corner lots,
1806 coops and enclosures must meet the required side street setback per the subject property's
applicable zoning district.

1808 c) If the coop structure exceeds one hundred (100) square feet in size (ten-foot by ten-
foot), a building permit is required under the Florida Building Code.

1810 d) The coop must be covered and ventilated, and a fenced enclosure/run is required.
The coop and enclosure must be completely secured from predators, including all openings,
1812 ventilation holes, doors, and gates. Fencing or roofing is required over the enclosure in
addition to the coop, ~~in order~~ to protect the chickens from predators. The coop must also be
1814 tied down for wind resistance.

e) For properties located in a Seminole County Urban Bear Management Area, feed, coops, and runs must be secured, and chickens protected from bears in accordance with the Florida Fish and Wildlife Conservation Commission guidelines for "Living with Florida Black Bears". All outdoor attractants must be secured. If electric fencing is utilized, it may only be installed around the coop, pen, and run and not along the property lines or anywhere else on the property.

f) All stored feed must be kept in a rodent and predator-proof container or be kept inside a secured structure.

g) The coop must provide a minimum of ~~four (4)~~ three (3) square feet per chicken; a minimum of five (5) square feet of run per chicken, and be of sufficient size to permit free movement of the chickens. The coop may not be taller than ~~eight (8)~~ twelve (12) feet, measured from the natural grade, and must be easily accessible for cleaning and maintenance. Coops may not exceed a maximum of one hundred ~~fifty (150)~~ seventy (170) square feet.

6.19.4 Health, sanitation and nuisance as applied to the keeping of chickens.

a) Chickens must be kept within a coop and enclosure and may not be allowed to roam outside the subject property. Chickens may not be released or set free from such coop or enclosure unless the chickens are under the direct supervision of their owner. Chickens may be allowed to roam outside the coop and run within their owner's backyard under the immediate supervision of their owners for limited periods of time for purposes of socializing, interaction and cleaning of the coop and run.

b) Chicken coops and enclosures must always be maintained in a clean and sanitary condition. Activities subject to the Backyard Chicken Program permit must be conducted in a manner that does not create any nuisance consisting of odor, noise, or pests, or contribute to any other nuisance condition. There shall be no perceptible odor that is objectionable to neighboring properties emanating from the chickens or the enclosure.

c) In a public health emergency declared by the Seminole County Health Department, including, but not limited, to an outbreak of Avian Flu or West Nile virus, immediate corrective action may be required in accordance with applicable public health regulations and procedures. Persons keeping Backyard Chickens Program permit holders consent to must be in compliance with such required corrective action.

1846 6.19.5 Violations

1848 a) In the event that a violation of this Ordinance Section occurs, the County has the right to undertake one (1) or more of the following remedies or actions:

1850 1. Institute code enforcement proceedings and prosecute code violations against the violator and the property owner of the real property where the violation occurs;

1852 2. Issue a civil citation as a Class III violation to the violator for each violation in accordance with Section 53.32 of the Seminole County Code of Ordinance Sections;

1854 3. Take any other action or remedy authorized by law or in equity, including, but not limited to, instituting an action in court to enjoin violating actions, in which case the violating person shall be liable to the County for reimbursement of the County's attorneys' fees and costs concerning such action; ~~and/or~~

1858 4. ~~Revoke the Backyard Chicken Program permit for the keeping of chickens and Require that the chickens be removed within ten (10) days.~~

PART 7 DEVELOPMENT STANDARDS

7.1 Applicability

7.1.1 No building, structure or part thereof shall be erected, constructed, reconstructed, located, moved or structurally altered except in conformity with the development standards of this Part except as otherwise permitted by this Code.

7.2 General Standards

7.2.1 Measurement of setbacks – SEC. 30.1343

a) Setbacks shall be measured perpendicular to along the distance from the property line to the first vertical plane which intersects any portion nearest vertical surface of the structure other than except for a nominal roof overhang except that, with regard to rear yard setbacks, the setback shall be measured parallel with the side of the dwelling unit such that wherever the line strikes the closest property line shall be the point at which the rear yard setback is measured. The graphic depiction set forth below relative to rear yard setbacks is hereby incorporated into this provision.

b) In residential subdivisions approved after the effective date of this Section, there shall be a minimum setback of twenty (20) feet from the nearest edge of a sidewalk to a garage or carport, notwithstanding any other provision of this Code.

7.2.2 Setbacks for Future Road Widening – SEC. 30.1342

7.2.3 Minimum setbacks from water bodies – SEC 30.1380.3

a) New Principal Buildings in all zoning districts on lots or parcels legally created after the effective date of these regulations shall be located a minimum distance of fifty (50) feet from the shoreline of Natural Water Bodies as determined by the Normal High Water Elevation. For the purposes of these regulations, legally created shall include having received Preliminary Subdivision Plan approval pursuant to Chapter 35 of the Land Development Code of Seminole County.

b) New Principal Buildings in all zoning districts on lots or parcels that were legally created or have received Preliminary Subdivision Plan approval prior to the effective date of these regulations shall meet the setback from the shoreline of Natural Water Bodies in effect at the time the Preliminary Subdivision Plan was approved or the lot or parcel was created.

c) Swimming Pools Accessory Structures:

1. Accessory structures shall be located a minimum distance of twenty-five (25) feet from the shoreline of a Natural Water Body as determined by the Normal High Water Elevation

- 1894 2. The water's edge of a pool shall be located a minimum distance of thirty (30) feet from
1896 the shoreline of a Natural Water Body as determined by the Normal High Water
Elevation.
- 1898 3. A screen enclosure shall be located a minimum distance of twenty-five (25) feet from the
shoreline of a Natural Water Body as determined by the Normal High Water Elevation.

d) The terms "Natural Water Body" and "Normal Ordinary High Water Elevation"
1900 shall be as established by the County and field-verified by a professional surveyor,
and must be shown on a certified survey that is no more than five (5) years old.

1902 For the purpose of this Section, the terms "Natural Water Body" and "Normal
High Water Elevation" shall be as defined in Section 2.3 of this Code. Where
1904 setbacks are required under this Section, the Normal High Water Elevation shall
be as established by the County and field-verified by a professional surveyor, and
1906 must be shown on a certified survey that is no more than five (5) years old.

7.2.4 Location of swimming pools and pool screen enclosures – SEC. 30.1345.1

1908 a) The water's edge of a pool shall be located a minimum distance of ten (10) feet
1910 from the side and rear property line of a lot, parcel, or piece of land upon which it
1912 is located. It shall not be located any closer to the front lot line of a lot, parcel, or
piece of land than the main or Principal Building or residence. For the purpose of
this Section, any corner lot shall be treated as having front yards on any side
1914 abutting a road right-of-way. The water's edge of a pool shall be located a
minimum distance of thirty (30) feet from the shoreline of a Natural Water Body
as determined by the Normal High Water Elevation.

1916 b) Any pool screen enclosure shall comply with the side yard setback requirement
1918 for the Principal Building and shall be located a minimum distance of five (5) feet
from the rear property line. It shall not be located nearer to the front lot line of a
1920 lot, parcel or piece of land than the Principal Building. For the purpose of this
Section, any corner lot shall be treated as having front yards on any side abutting
1922 a road right-of-way. A screen enclosure shall be located a minimum distance of
twenty-five (25) feet from the shoreline of a Natural Water Body as determined by
the Normal High Water Elevation.

1924 c) In the case of double frontage lots and where there is a conforming six (6) feet
1926 high minimum solid fence or wall at the rear of the property, swimming pool shall
be no closer than ten (10) feet to the rear property line and the pool screen
enclosure no closer than five (5) feet to the rear property line.

1928 ~~(d) For the purpose of this Section, the terms "Natural Water Body" and "Normal High~~
 1930 ~~Water Elevation" shall be as defined in Section 2.3 of this Code. Where setbacks are~~
 1932 ~~required under this Section, the Normal High Water Elevation shall be as established~~
~~by the County and field-verified by a professional surveyor, and must be shown on a~~
~~certified survey that is no more than five (5) years old.~~

d) Refer to Part 7.2.3 for specific setback standards for pools near a Natural Water
 1934 Body

e) Pool grading shall not affect adjacent properties and the pools shall be designed
 1936 so that the backwash discharges to the street, unless otherwise approved by the
 1938 Public Works Director or designee. All pool construction and maintenance must
 1940 comply with Chapter 270, Part 9, Storm Sewer System Discharges, of the Seminole
 County Code of Ordinances and Chapter 2.6, Erosion and Sediment Control, of
 the Public Works Department Engineering Manual.

7.2.5 Yards – SEC. 30.1346

1942 b) On double-frontage ~~through~~ lots, the required front yard shall be provided on
 each street.

1944 7.2.6 Front yard exceptions in dwelling districts – SEC. 30.1341

7.2.7 Lot widths on irregular shaped lots – SEC. 30.1360

1946 7.2.8 Living Area

a) Living area described the covered and conditioned space within a structure which
 1948 excludes garages, carports, open or screened porches, or breezeways.

7.2.9 Height limitations on amateur radio operator's equipment – SEC. 30.1347

1950 7.2.10 Height limitations on property assigned a non-residential zoning classification – SEC.
 30.1347

1952 7.3 Dimensional Standards Table

7.3.1 Dimensional and other standards associated with conventional residential zoning
 1954 districts and select Special Zoning districts are described in the table below.

a) See Dimensional Standards Table enclosed

1956 7.3.2 Dimensional and other standards associated with conventional non-residential
zoning districts and select Special Zoning districts are described in the table below.

1958 a) See Dimensional Standards Table enclosed

PART 8 SPECIAL ZONING DISTRICTS

1960 8.1 Description of Special Zoning Districts

8.1.1 Purpose

1962 Special Zoning Districts are intended to address development that incorporates
multiple uses or typologies and/or addresses a specific goal in the comprehensive
1964 plan requiring the implementation of interrelated standards specific to that
development type.

1966 8.1.2 Subdivision Standards in Special Zoning Districts

A Special Districts may incorporate subdivision standards that are specific to that
1968 district. Such standards are intended to facilitate the specific goal of the applicable
district and apply only to that district.

1970 8.2 MUCD Mixed Use Corridor District

8.2.1 Intent and Purpose

1972 The Mixed-Use Corridor District is intended to enable and encourage efficient use of
land, reduce cost of public infrastructure, and support flexible transportation options,
1974 including walking and bicycling, by locating complementary uses in close proximity
to each-other and providing for pedestrian-oriented site development to allow users
1976 to travel easily between uses. MUCD allow for a blend of various uses including retail,
office, residential, institutional, and limited heavy commercial in a single project
1978 and/or in the same building.

8.2.2 Applicability

1980 a) Location

The Mixed-Use Corridor District is permitted in the following comprehensive plan
1982 categories:

1. Identified centers and corridors.
1984. Areas with the MXD future land use designation.

b) Rezoning

1986 Any application for a zoning map amendment to MUCD must be accompanied by
a conceptual site that includes the following:

1. 1988 Density and intensity of the proposed development
2. Proposed uses

1990 3. Points of access to existing roadways and neighboring properties including future access points to undeveloped properties

1992 The submitted conceptual site plan must be evaluated by the Board of County Commissioners and become a condition of approval of the Mixed Use Corridor District for the subject property.

1994

c) Amendments to Approval Substantial Change

1996 After rezoning of the subject property, any substantial change to the approval must be evaluated by the Board of County Commissioners through the same review process as the original application. Other changes may be approved by the Development Services Director. The determination of "substantial" change will be made by the Development Services Director based on criteria such as, but not limited to, the following:

1998

2000

- 2002 1. Increase in the overall density/intensity of the proposal.
2. The addition of a use requiring a Special Exception.
- 2004 3. Reconfiguration of or addition of points of access to the site such that neighboring residents and/or property owners may be adversely affected.
- 2006 4. Any change potentially creating additional off-site impacts such as traffic, noise, stormwater management, and public facility demand.
- 2008 5. Deviation(s) from standard LDC requirements exceeding 10%.
6. A reduction in transportation connectivity within the site.
- 2010 7. Any change deemed by the Development Services Director to significantly change the nature or intent of the proposal.

2012 d) Final Development Plan Required

Subsequent to rezoning, the applicant must submit a final development plan consistent with the development criteria and limitations approved in the approved zoning and the MUCD standards. This plan must be reviewed and approved by the Planning and Development Director or their designee.

2014

2016

A final development plan must be submitted to the Planning and Development Office containing the following information:

2018

1. Proposed uses and their general locations on the site
- 2020 2. Building elevations
3. Frontage types
- 2022 4. Location of Active Ground Floor Uses

5. Existing residential uses in proximity to the development
20246. Setbacks, building heights, landscaped areas, civic spaces and stormwater management areas.
20267. Site circulation for motor vehicles, pedestrians, and bicycles
8. Access points to external roadways, sidewalks, and trails
20289. Parking lots and structures
10. Boundary survey, tax map reference etc.
203011. Aerial map showing project context (500 to 1000 feet around the site)

2032 Subdivided parcels within a mixed-use development will be subject to all development criteria and conditions established in the overall plan. Such plans may not be altered without approval by the Development Services Director.

2034 8.2.3 Allowable Uses, Densities, and Intensities

2036 Specific uses proposed must be allowable in MUCD in the Land Use Table (crossreference), subject to any applicable conditions in <cross-reference> or other provisions of this LDC.

2038 a) Permitted Density and Intensity:

2040 Density and Intensity are permitted per the applicable Future Land Use District in the Comprehensive Plan. For applications incorporating multiple uses, the net buildable acres for the entire project will be used as the basis for calculating
2042 density and for calculating intensity. The site acreage may not be divided for the purposes of calculating density/intensity for different uses.

2044 b) Mixed Use Requirements

2046 Except as provided in this Section, all developments in MUCD shall include one or more uses from at least two of the following use categories as defined in <Land Use Table>:

- 2048
 - Residential uses
 - Public and civic uses
 - Commercial uses
- 2050

Except that single use applications are limited to tracts of less than six acres.

2052 Distinct uses or components of an MUCD development must have a unified site design and must not be separated into functionally separate development sites.
2054 Separate uses may be located in a single building or multiple buildings and

2056 typically make joint use of site amenities and facilities, such as open space,
landscaping, parking, and stormwater management.

c) Active Ground Floor Uses

2058 Where referenced, "active ground floor uses" means uses (permitted in the
2060 District) at least twenty (20) feet in depth adjacent to the public sidewalk that are
accessible to the public or used as a common space by building tenant. Examples
of such uses include:

- 2062 1. Retail
2. Food & Beverage
2064 3. Indoor Recreation
4. Galleries
2066 5. Lobby and reception areas
6. Club rooms with transparent windows
2068 7. Live/Work Units

8.2.4 Building Height

2070 a) At rezoning the parcel shall be designated as MUCD High Intensity or MUCD Low
2072 Intensity specifying the maximum allowable height. Stories are measured from
finished floor to finished ceiling. Ground floor stories shall not exceed sixteen (16)
2074 feet in height for residential buildings or twenty-five (25) feet in height for non-
residential or mixed-use buildings. Upper stories shall not exceed fourteen (14)
feet in height.

2076 b) Height Transitions: Building heights shall be limited to Low Intensity within 100
feet of existing single-family lots.

2078 c) Buildings exceeding the specified number of stories must have a 10-foot stepback
in any wall adjacent to a street. Stepbacks are related to the building elevation
2080 facing the street and are a measure of the horizontal distance between a wall at a
specified elevation and its position at street level. Distance behind main façade at
2082 street level. Heights may also be subject to additional restrictions including
transition requirements.

2084 d) Maximum story height and required stepbacks shall apply as described in Table
8.2-A.

2086

TABLE 8.2-A: MUCD BUILDING HEIGHT REGULATIONS

	<i>Min. Parcel Area Required</i>	<i>Maximum Height</i>	<i>Required Stepback Height</i>
<u>Low Intensity</u>	<u>n/a</u>	<u>3 stories</u>	<u>Above 2 stories</u>
<u>High Intensity</u>	<u>2 Acres</u>	<u>6 stories</u>	<u>Above 3 stories</u>

8.2.5 Frontage Types

2088

a) For the purposes of defining frontage types and required design elements:

1. Major Streets are defined as streets with four (4) or more travel lanes.

2090

2. Minor Streets are defined as streets with two (2) travel lanes.

b) In order to coordinate and set minimum standards for buildings, sidewalks, and public facing areas, each block face within a proposed development must be assigned a frontage type and comply with the standards associated with the applicable frontage type.

2092

2094

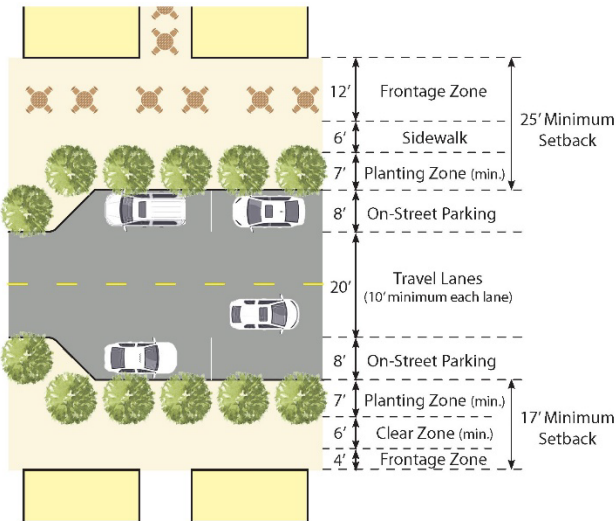
1. Type A: Active Frontage – Type A frontage should be applied to areas predominantly consisting of active ground floor uses such as a “main street.” These frontages feature generous sidewalks, landscaping, and public amenities such as benches and public trash/recycling receptacles. Type A frontages should have on-street parallel parking. Type A frontage should not be interrupted by driveways.

2096

2098

2100

FIGURE 8.2-1 ACTIVE FRONTAGE CONFIGURATION



21022. Type B: Passive Frontage – Type B frontages are appropriate for blocks with building
2104 entrances for a variety of less active uses including office and residential. They typically
have on-street parking. They may include some driveways to access parking, loading, or
2106 services when access via a Type C Frontage is not feasible or a second entrance is
needed.

FIGURE 8.2-2 PASSIVE FRONTAGE WITH PARKING

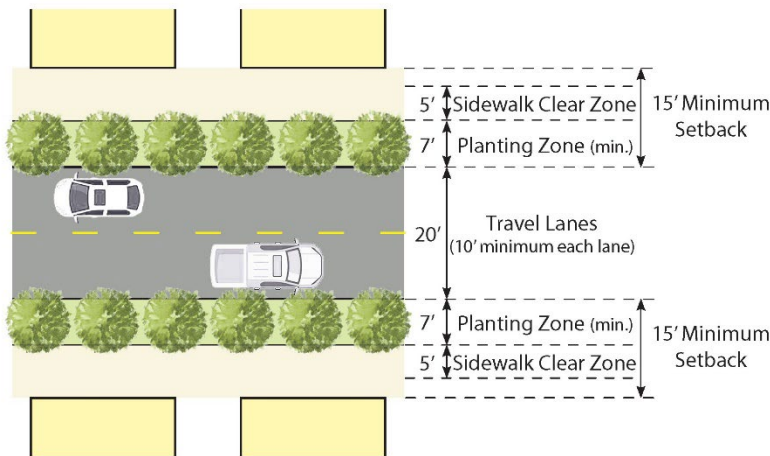


FIGURE 8.2-3 PASSIVE FRONTAGE WITH PARKING ON ONE SIDE

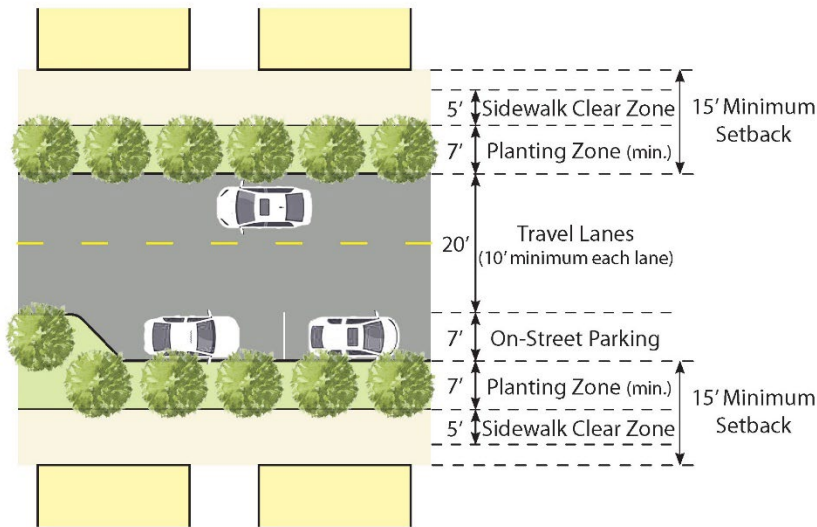
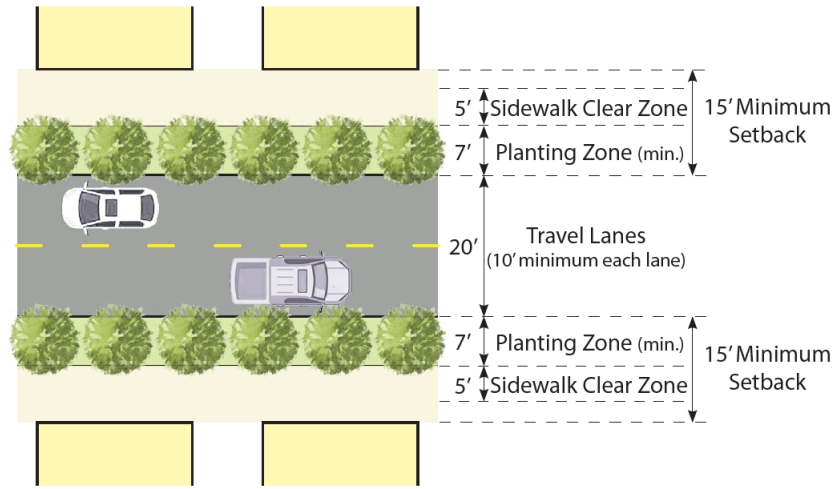


FIGURE 8.2-4 PASSIVE FRONTAGE WITHOUT PARKING

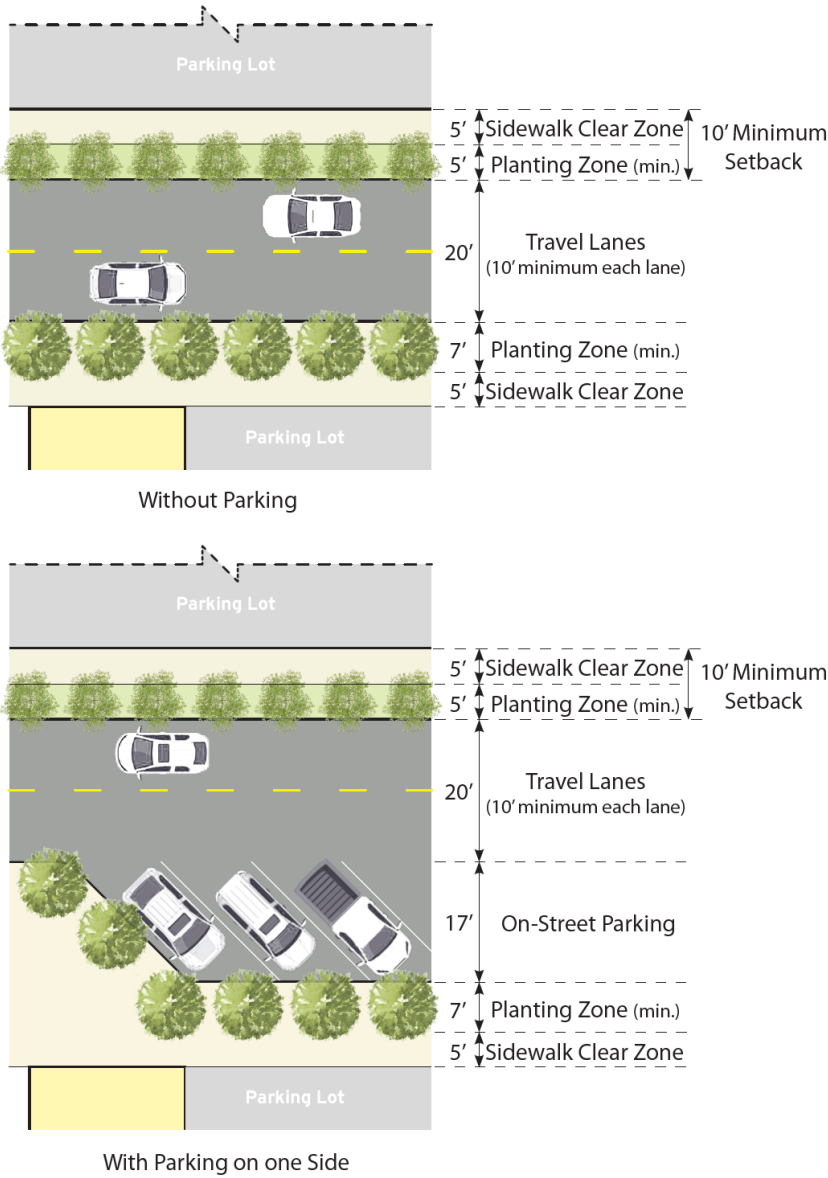


2112

3. Type C: Service Frontage – Type C frontages are located adjacent to parking, loading or services areas. Driveways to access parking and loading areas should be located on Type C Frontages whenever feasible. These streets may have angled parking.

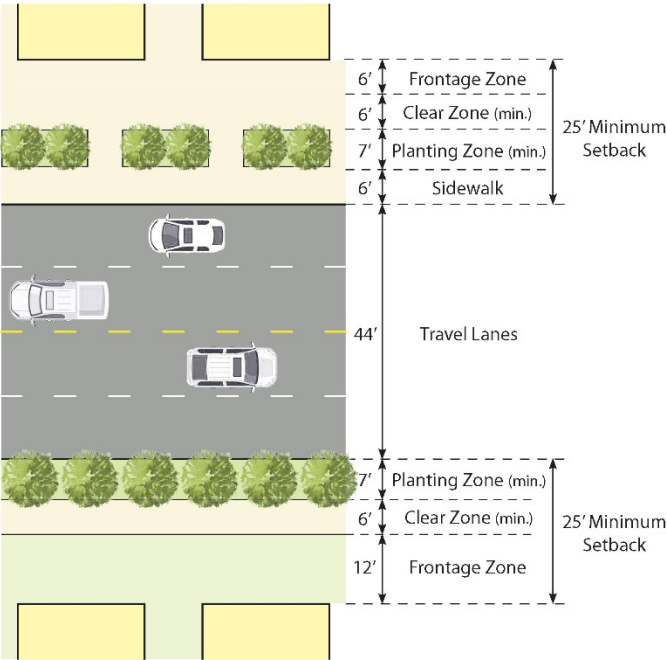
2114

2116 **FIGURE 8.2-5 SERVICE FRONTAGE VARIATIONS**



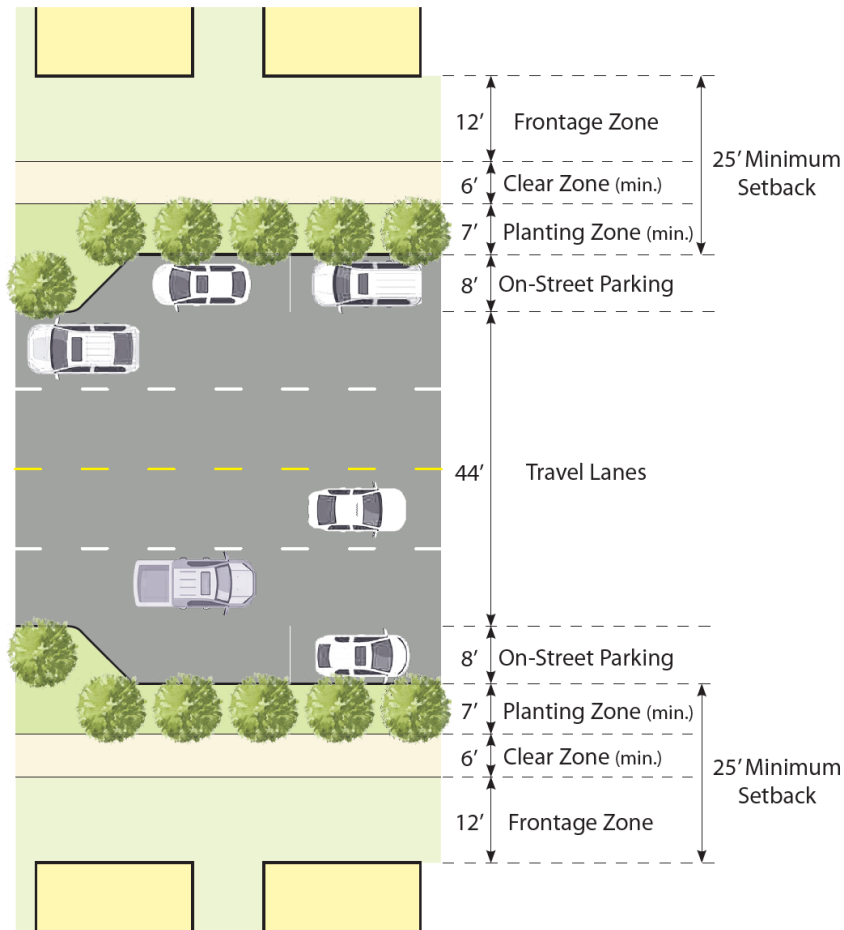
21184. Frontages on Major Streets – Frontages on existing public roads that are multi-lane
2120 constitute a special condition. Frontages along these corridors should be improved to
2122 create an enhanced public realm with defined build-to zones. A wider frontage and
enhanced landscaping is needed to provide for separation between people walking from
higher speed moving traffic.

FIGURE 8.2-6 FRONTAGES ON MAJOR STREET WITHOUT PARKING



2124

FIGURE 8.2-7 FRONTAGES ON MAJOR STREET WITH PARKING



2126

c) Building Frontage

2128

All habitable structures must have a primary façade within the maximum setback on a Type A or Type B frontage.

2130

1. When a building is adjacent to a Type A and a Type B frontage zone, the Type A zone shall take precedence for placement of the primary façade.

2132

2. In limited circumstances a building may front on a Type C frontage if a waiver is granted as part of site plan approval.

2134

a. On existing streets without parallel parking, the entrance maybe located on the secondary frontage of the building accessible via a walkway perpendicular to the public sidewalk.

2136

21383. Building facades on Type A and Type B frontage zones must have high quality architectural design.
21404. Each primary façade must have at least one public building entrance except that for facades facing a Major Street without on-street parking, the entrance may be located on
- 2142 mid-block passage perpendicular to and connected to the public sidewalk.

d) Building Setbacks/Build-to Zones

21441. Setbacks from Property Lines

2146 At all project boundaries not abutting streets the following setbacks shall apply.

	<u>Minimum Setback</u>
<u>Rear</u>	<u>25 feet</u>
<u>Side</u>	<u>10 feet</u>

2. Required Setbacks from Streets

2148 To ensure consistent frontage conditions, setbacks are measured from the

2150 back of curb. Where the distance between property line and the curb is

2152 greater than the maximum setback, the maximum setback shall be two (2) feet

2152 from the property line. All setbacks are subject to the requirement that no

2152 structure shall encroach onto the public right of way nor shall any structure

2152 encroach into any utility easement without approval by the County.

2154 a. Build-to zones: Where maximum setbacks apply, the primary façade of

2156 the building must be located between the minimum setback and

2156 maximum setback. This is the "build-to" zone.

2158 b. Any existing Minor Street shall be designated as an "A" or "B" street for

2158 the purposes of setback requirements.

	<u>Setback from Back of Curb</u>	
	<u>Minimum</u>	<u>Maximum</u>
<u>Major Streets</u>	<u>25 feet</u>	<u>50 feet</u>
<u>A Streets</u>	<u>17 feet</u>	<u>25 feet</u>
<u>B Streets</u>	<u>15 feet</u>	<u>20 feet</u>
<u>C Streets</u>	<u>10 feet</u>	<u>n/a</u>

- 2160 c. Setbacks exceeding the maximum are permissible to accommodate
2162 landscaped courtyards or outdoor dining areas provided that the
additional setback does not extend more than 50 feet in depth or in
2164 length.
- 2166 d. The following features may extend forward of the minimum setback
2168 provided they do not encroach into public right-of-way:
- Awnings, canopies, balconies, or other projections that do not
obstruct pedestrian movement at street level or impact signalized
intersections.
- 2170 e. The following features may extend forward of the minimum setback
provided they do not encroach into public right-of-way and/or utility
2172 easements:
- Galleries or colonnades subject to design approval by the Planning
2174 and Development Director. Colonnades with low ceiling heights,
narrow pedestrian ways, or columns that are too large or closely
2176 spaced limit light, discourage pedestrian movement, and create
issues related to Crime Prevention Through Environmental Design
(CEPTED) by limiting visibility.
- 2178 e) Street and Frontage Design
1. All streets and internal driveways intended to satisfy block perimeter requirement must
2180 meet the standards described in Table 8.2-B.
 2. Where referenced the Sidewalk Clear Zone describes the minimum width of the sidewalk
2182 which must be provided as an unobstructed path for pedestrians from ground level to
eight (8) feet in height. This area must be clear of stationary or movable objects such as
2184 trees, benches, or retail displays.
 3. Outdoor seating for food and beverage uses is permitted on sidewalks. Dining areas shall
2186 not encroach into the Sidewalk Clear Zone.
 4. Sidewalk furniture is required on "A" frontages and includes those features that are
2188 intended to enhance the street's physical character and use by pedestrians, including
2190 benches, bus shelters, trash receptacles, planting containers, pedestrian lighting, and
kiosks.

TABLE 8.2-B REQUIRED ELEMENTS OF MINOR STREET DESIGN

	Type A Frontage	Type B Frontage	Type C Frontage
<u>Number of Travel Lanes</u>	<u>2, two-way</u>	<u>2, two-way</u>	<u>2, two-way</u>
<u>Min. Pavement Width</u>	<u>20 feet minimum</u>	<u>20 feet minimum</u>	<u>20 feet minimum</u>
<u>Width of Travel Lanes</u>	<u>10 feet - 11 feet</u>	<u>10 feet - 11 feet</u>	<u>10 feet - 12 feet</u>
<u>Parking Lane</u>	<u>Parallel, Both sides</u>	<u>Parallel Encouraged</u>	<u>Parallel or Angled Permitted</u>
<u>Parking Lane Width</u>	<u>7 feet – 8 feet</u>	<u>7 feet – 8 feet</u>	<u>7 feet - 8 feet for parallel</u>
<u>Public Realm Requirements:</u>			
<u>Sidewalks³</u>	<u>Both sides, every block</u>	<u>Both sides, every block</u>	<u>Both sides, every block</u>
<u>Sidewalk Clear Zone (min.)¹</u>	<u>6 feet minimum</u>	<u>5 feet minimum</u>	<u>5 feet minimum</u>
<u>Planting, Furnishing and Edge Zone²</u>	<u>8 feet minimum</u>	<u>8 feet minimum</u>	<u>Minimum:</u> <u>5 feet for understory trees</u> <u>8 feet for canopy street trees</u>
<u>Landscaping</u>	<u>Canopy Street trees in wells or planters</u>	<u>Canopy Street trees in wells, planters, or in a planting strip</u>	<u>Street trees in wells, planters, or in a planting strip</u>

1. The Sidewalk Clear Zone is the minimum width of the sidewalk which must be provided as an unobstructed path for pedestrians from ground level to 8 feet in height. This area must be clear of stationary or movable objects such as trees, benches, or retail displays.
2. Sidewalk furniture is required on "A" frontages and includes those features that are intended to enhance the street's physical character and use by pedestrians, including benches, bus shelters, trash receptacles, planting containers, pedestrian lighting, and kiosks.

3. Outdoor seating for food and beverage uses is permitted on sidewalks. Dining areas shall not encroach into the pedestrian clear zone.

5. Frontages on Existing Streets

a. Existing Major Streets

<u>Public Realm Requirements:</u>	
<u>Sidewalks</u>	<u>Required</u>
<u>Sidewalk Clear Zone (min.)</u>	<u>6 feet minimum</u>
<u>Planting, Furnishing and Edge Zone</u>	<u>7 feet minimum</u>
<u>Landscaping</u>	<u>Canopy Street trees in wells, planters, or in a planting strip</u>

b. Existing Minor Streets:

Frontages on Minor Streets should be the designed to meet the Public Realm Requirements of an A or B frontage unless otherwise approved by Development Services Director.

8.2.6 Site Design Requirements

a). Site Design Guidelines

The site should be organized to create an enhanced pedestrian realm and maximize pedestrian access. Buildings should be located close to sidewalks as stipulated by maximum setbacks and other design criteria When substantial retail or restaurants are planned, they should be organized along type "A" frontages as a main street or facing a civic space such as a square.

Existing or new streets/drives, whether public or private, shall divide the site into blocks. Block perimeters must not exceed 2,000 feet except where access management criteria for existing County roadways require greater lengths. The block perimeter is measured as the total length of a line enclosing the block along thoroughfare rights-of-way, internal streets, and civic spaces.

b). Frontage Assignments

Frontages should be organized to form a rational hierarchy. Highest-quality "A" frontages are intended for areas anticipated to have highest pedestrian traffic. To the extent feasible, pedestrians should be able to travel between destinations on the site and to existing public sidewalks using A and B frontages.

2228 Facing blocks should be assigned the same frontage type except along major
roadways (four or more travel lanes) or facing edge conditions such as civic
spaces, natural areas, or water bodies.

2230 Frontages should be coordinated with adjacent development to create a
continuous urban pattern.

2232 c) Buffering

2234 Perimeter buffers should be provided as described in <cross-reference>
except that perimeter buffers are not required between MUCD-zoned
2236 properties. Staff may waive buffer requirements that are inconsistent with the
goal of providing for multimodal connectivity between complementary uses

2238 8.2.7 Circulation and Access

a) Internal Circulation

2240 Internal circulation shall prioritize pedestrians, bicycles, and public transit in a
safe and convenient manner. Pedestrian walkways and bicycle paths within
2242 the development shall link to adjacent external sidewalks, trails, and public
roads. All structures shall be directly accessible to foot traffic, with pedestrian
2244 walkways connecting public sidewalks and parking areas to building
entrances.

2246 If a transit stop is located adjacent to the development, it shall be sheltered.
Transit shelters and walkway shelters shall be constructed consistent with
2248 transit agency standards for transparency and accessibility.

b) Cross Access Easements

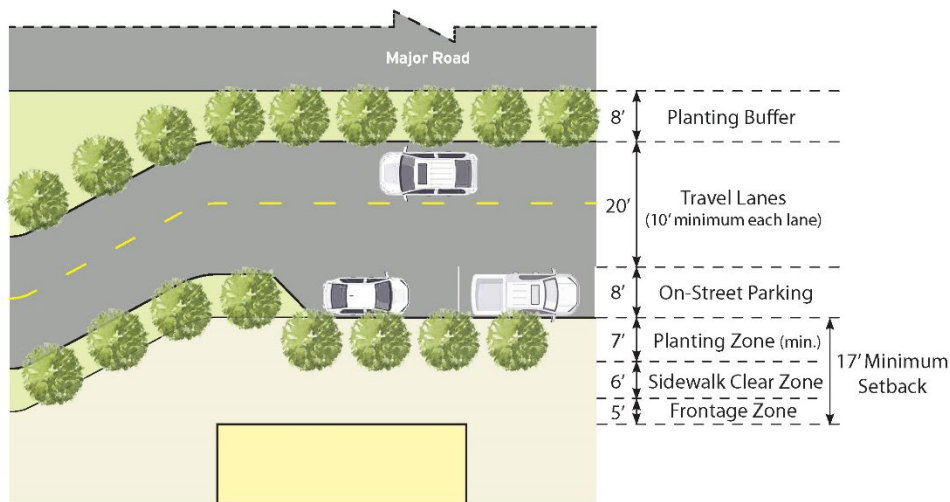
2250 New construction should create connectivity with existing and potential
development on adjacent parcels.

2252 A system of joint use driveways and cross access easements shall be
established wherever feasible along external public roadways, and the
2254 building site shall incorporate the following:

1. Where provided, frontage lanes should extend along the entire property boundary and
2256 provide stub-outs to adjacent properties to provide for driveway separation consistent
with access management classification systems and standards.

2258

FIGURE 8.2-8 FRONTAGE LANE ILLUSTRATION



22602. Stub-outs should be constructed to meet the requirement that the abutting properties may be tied in to provide cross access via a service drive.
22623. A unified access and circulation system plan that includes coordinated or shared parking areas is encouraged wherever feasible.

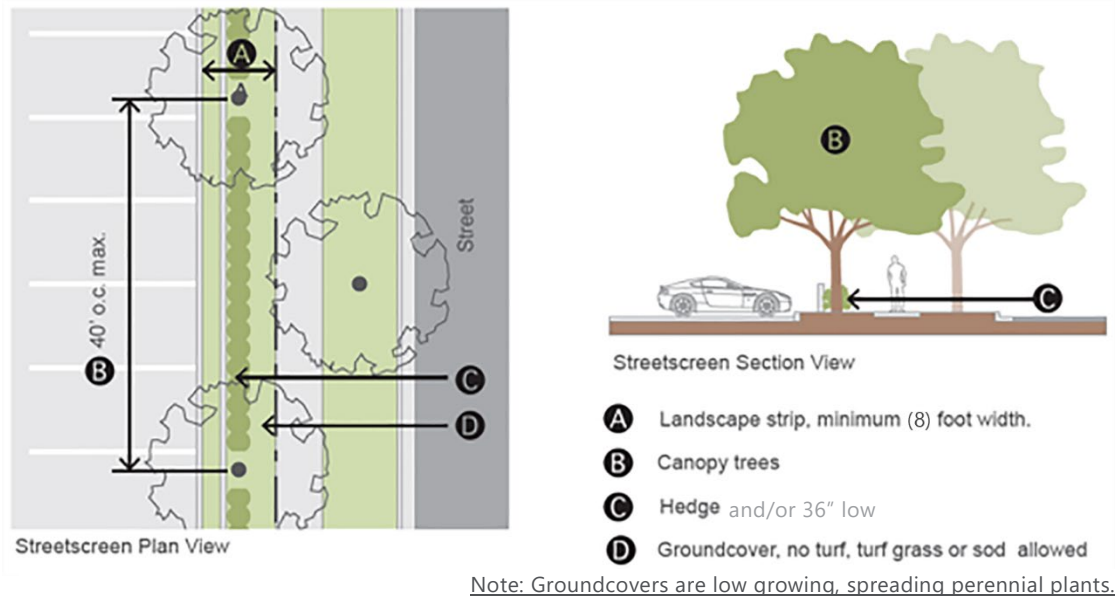
2264

8.2.8 Parking

- 2266 a) Shared parking between uses is permitted consistent with "Reductions for Shared Parking" under Section <cross-reference to be determined>.
- 2268 b) In all cases, bicycle and motorcycle parking shall be provided consistent with Sections <cross-reference>.
- 2270 c) Variations from parking requirements may be approved by the Development Services Director as part of an Alternative Parking Plan.
- 2272 d) Parking may not be located within any required setback except that a frontage lane may be built parallel to a major street (Figure Reference).
- 2274 e) Parking Screening

1. Where surface parking abuts a sidewalk, a streetscreen must be provided.

FIGURE 8.2-9: STREETSCREEN ILLUSTRATION



- 2276 2. Streetscreens (as defined below) must include a landscape area between fencing and the property line, a minimum of five (5) feet wide, as illustrated in Figure 8.2-9.
- 2278 3. The landscape area must be composed of groundcover, trees, and hedges.
- 2280 4. Trees are required as follows:
 - 2282 a. Canopy street trees are required between twenty-five (25) and forty (40) linear feet on-center, alternating with street trees; or
 - 2284 b. When utilities prohibit canopy trees, understory trees are required every twenty (20) linear feet on-center.
- 2286 5. Streetscreens (as defined below) that are longer than eighty (80) feet require a hedge as follows:
 - 2288 a. The hedge must be maintained between thirty (30) and forty-two (42) inches tall;
 - 2290 b. The hedge must be located behind streetscreen trees relative to the property line or inline with trees;
 - 2292 c. The hedge must be individual shrubs a minimum of 7-gallon plants, not less than 30 inches in height at the time of planting, and spaced no more than 30 inches on-center;

- 2294 6. A wall may be included in a streetscreen which should be between the parking and
required landscaping and be between three (3) and four (4) feet high.
- 2296 7. Existing landscape may be credited toward buffer area, provided existing vegetation is
supplemented with similar plant material in order to achieve eighty (80) percent opaque
within twelve (12) months of planting.

2298 f) Parking Garages

- 2300 1. Structured parking garages must comply with the Parking Garage Design Guidelines
(cross reference).
- 2302 2. Parking structures shall also comply with the following requirements:
- 2304 a. Parking structure facades are prohibited on "A" streets.
- 2306 b. Frontages of parking structures on "B" streets must incorporate
architectural features compatible with the principal structure. Parking
spaces on these frontages may not be located on angled ramps.
- 2308 c. Portions of parking structures on "B" streets that do not include
habitable ground floor uses shall incorporate a streetscreen (cross-
reference) except that canopy street trees shall be substituted by
understory trees.
- 2310 d. Direct pedestrian access from parking garages to each adjacent street
shall be provided.
- 2312 e. Vehicle entrances to parking structures shall be a maximum of forty-eight
(48) feet this in width and shall be separated from other vehicle access to
and from the structure or other parking structures on the same side of
the block by a minimum distance of 400 feet.

2316 g) Loading Zones

2318 Loading zones or spaces shall be provided for all nonresidential uses as
provided in <cross-reference>. However, variations from these requirements
may be approved by the Development Services Director as part of an
2320 Alternative Parking Plan under <cross-reference>.

8.2.9 Civic Space Requirements

2322 a) Civic Space Quantity

2324 Civic Spaces meeting the standards in "Civic Space Types and Standards" are
required as described in Table YY. All acreages shall be calculated as Net
Buildable Acres.

<u>Site Size</u>	<u>Required Civic Space</u>
<u>Less than six acres</u>	<u>Not required</u>
<u>Six acres or more</u>	<u>5% of acreage exceeding 5 acres</u>

2326

Example calculations:

<u>Site Size (in acres)</u>	<u>Acreage Above 5 Acres</u>	<u>Required Civic Space Percentage</u>	<u>Required Civic Space in Acres</u>
<u>5.5</u>	<u>0.5</u>	<u>n/a</u>	<u>0</u>
<u>6</u>	<u>1</u>	<u>5%</u>	<u>0.05 Acres</u> <u>(2,178 Sq. Ft.)</u>
<u>10</u>	<u>5</u>	<u>5%</u>	<u>0.25 Acres</u>
<u>20</u>	<u>15</u>	<u>5%</u>	<u>0.75 Acres</u>

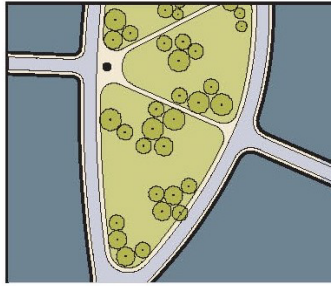
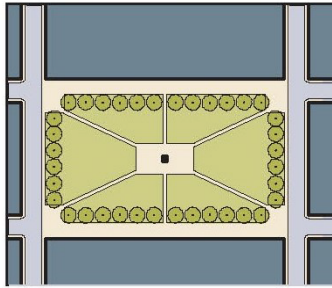
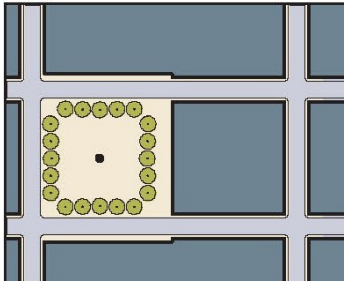
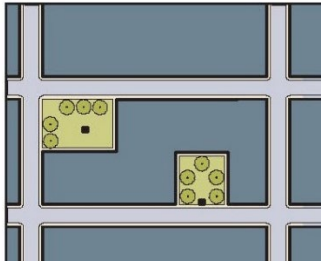
2328

b) Civic Space Types and Standards:

2330

To count toward the minimum Civic Space Requirements, a proposed Civic Space must meet be designated with a Civic Space Type and meet the standards for that type.

2332 **TABLE 8.2-C CIVIC SPACE TYPES**

Type	Description	Illustration
<u>Park/Green:</u>	<u>A Civic Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed.</u>	
<u>Square:</u>	<u>A Civic Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares.</u>	
<u>Plaza:</u>	<u>A Civic available for Civic purposes and Commercial activities. A Plaza shall be spatially defined by building Frontages. Its landscape consists primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets.</u>	
<u>Small Park / Plaza:</u>	<u>A Civic Space designed for passive recreation.</u>	

Civic Spaces require detailed landscape design and approval by the Planning & Zoning Director. All Civic Spaces must include ADA compliant walkways connected to all abutting sidewalks and building entrances.

2336 Civic Spaces must meet the following standards.

1. Civic Spaces must comply with all standards in Table YY.
23382. Civic spaces must be bordered by a street or drive as required in Table YY.
3. Minimum landscaping is required in addition to any Public Realm Requirements related
2340 to adjacent streets / frontages as described in Table YY.
4. The amount of required Civic Space that may be met with a single Civic Space space type
2342 is limited by "Maximum Usage Towards Requirements" described in Table 8.2-D.

TABLE 8.2-D CIVIC SPACE REQUIREMENTS

	<u>Minimum Thoroughfare Frontage</u>	<u>Size</u>	<u>Minimum Width</u>	<u>Minimum Landscaping</u>	<u>Impervious Surface</u>	<u>Maximum Usage Toward Requirements</u>
<u>Park/Green</u>	<u>2 sides</u>	<u>0.5 acre minimum</u>	<u>100 ft</u>	<u>1 canopy tree / 4,000 square feet</u>	<u>20% maximum</u>	<u>100%</u>
<u>Square</u>	<u>1 side</u>	<u>0.2 – 1 acres</u>	<u>80 ft</u>	<u>1 canopy tree / 4,000 square feet</u>	<u>50% maximum</u>	<u>100%</u>
<u>Plaza</u>	<u>1 side</u>	<u>0.2 – 0.5 acres</u>	<u>60 ft</u>	<u>1 canopy tree / 6,000 square feet</u>	<u>40 - 90%</u>	<u>Greater of 0.5 acres or 50%</u>
<u>Small Park / Plaza</u>	<u>1 side</u>	<u>2,000 sf – 0.25 acres</u>	<u>40 ft</u>	<u>1 canopy tree / 4000 square feet</u>	<u>90% maximum</u>	<u>Greater of 0.25 acres or 50%</u>

2344

2346 8.2.10 Building Design Guidelines

a) Compatibility

2348 A mixed-use development shall present a consistent and attractive perimeter
2350 appearance on all sides. Unfinished and/or unpainted walls shall not be visible
from off-site, "A" frontages, or "B" frontages. Supporting facilities, other than
2352 those for fire safety and stormwater management, shall also be hidden from view,
including but not limited to:

1. Vehicle loading zones

2354 2. Storage areas for equipment or merchandise

3. Mechanical units

2356 4. Solid waste receptacles

5. Electrical substations and similar facilities

2358 6. Restaurant coolers and freezers

b) General Appearance

2360 The following components shall be incorporated into all buildings:

1. Awnings, canopies, or arcades shall be required over all doors, windows and other
2362 transparent elements on "A" streets and on retail uses. The height of the awnings,
canopies or arcades shall be between eight (8) and twelve (12) feet and shall be a
2364 minimum of four (4) feet in depth.

2. A cornice shall be provided on the side of a building facing a residential use and/or an
2366 external public roadway at a minimum of twelve (12) feet above the sidewalk or at a
height similar to the cornice on an abutting property, but in no case shall the cornice
2368 exceed thirty (35) feet.

3. Buildings shall incorporate lighting and changes in mass, surface or finish to emphasize
2370 their front entrances.

4. Buildings shall provide a foundation or base, typically from ground to bottom of the
2372 lower windowsills, with changes in volume or material. A clear visual division shall be
maintained between the ground level floor and upper floors with either a cornice line or
2374 awning from twelve (12) to sixteen (16) feet above ground level, whichever applies to the
proposed development. No more than twenty (20) feet of horizontal distance of wall
2376 shall be provided without architectural relief for building walls and frontage walls facing
the street. All buildings shall use at least three of the following design features along all
2378 primary and secondary elevations of the building:

a. Divisions or breaks in materials chosen from a common palette

- 2380 b. Window bays
- c. Separate entrances and entry treatments, porticoes
- 2382 d. Variation in roof lines
- e. Awnings
- 2384 f. Functional dormers
- g. Gables
- 2386 h. Recessed entries
- i. Covered porch entries
- 2388 j. Cupolas

c) Storefront Character

2390 Each building's storefront or frontispiece shall provide the following architectural features on the front or side building facade:

- 2392 1. Buildings on corner lots shall be located within the build-to zone for both streets unless a civic space is provided. Except that if the corner is the intersection of two Type C Frontages or a Type B and a Type C Frontage this requirement does not apply, Corner building entrances are encouraged especially where two Type A Frontages intersect. .
- 2394
- 2396 2. Building side walls exposed to a public street shall not exceed blank wall areas of 30% or more of the total vertical wall surface, nor exceed twenty (20) linear feet without being interrupted by a change in wall plane (minimum sixteen (16) inches offset), roof plane, or the additions of window(s), balconies, side entries, or other authentic fenestration element.
- 2398
- 2400
- 2402 3. Walls must achieve a glazing-to-wall ratio between 15%-35% of the whole wall, or each wall segment.

d) Windows and Transparency

2404 The following provisions must be met for windows in all non-residential buildings:

- 2406 1. The facades of all buildings with the ground floor facing a street, park, plaza, or residential building must have transparent windows with a glazing-to-wall ratio of 50% (minimum) to 80% (maximum) of the ground floor wall of each storefront's linear frontage. Mirrored glass, obscured glass and glass block are not permitted. Energy-saving window tinting with a minimum of 40% light transmittance may be permitted.
- 2408
- 2410 2. Windows must remain transparent so that the inside of the space is visible from the public way. Full window signs, decals, shelving, blinds, etc. that may obscure views are not permitted. Exception: Product displays (like mannequins displaying clothes for sale).
- 2412

3. Display windows shall be lit at night.

2414 4. The sill of any ground floor window shall be no more than 2.5 feet above finished floor
2416 level; the top of the windows must be no more than seven (7) feet above finished floor
level.

e) Exterior Lighting on Buildings

2418 Exterior lighting shall be directed at the building itself without illuminating other
areas of the site.

2420 f) Building Color

Building colors shall be muted colors and earth tones unless otherwise approved
2422 by the Development Services Director as a part of the approval process.

8.3 MM Missing Middle District and Alternative Standards

2424 8.3.1 Intent and Purpose

The purpose of the Missing Middle District and Alternative Standards is to encourage
2426 for a wider range of housing choices in central locations accessible to services. This
2428 includes permitting smaller units and more compact site plans to increase
affordability without subsidies.

8.3.2 Definitions

2430 Missing Middle Housing is defined as residential units meeting any of the following
definitions which may be in alone or groupings of multiple typologies:

2432 a) Small Lot Single-Family: Single-family homes on small sized lots designed to
increase yield while remaining detached. These types often use unconventional
2434 lot dimensions and site plans responsive to the specific unit design and layout.

b) Cottage Court: A group of small, detached structures arranged around a shared
2436 court visible from the street. The shared court replaces the function of a rear yard.
Unit entrances should be from the shared court.

2438 c) Duplex – Side-by-Side: A detached structure that consists of two dwelling units
arranged side-by-side, each with an entry from the street. This type has the
2440 appearance of a small-to-medium single-unit house.

d) Duplex – Stacked: A detached structure that consists of two dwelling units
2442 arranged one above the other, each with an entry from the street. This type has
the appearance of a small-to-medium single-unit house and fits on narrower lots
2444 than the side-by-side duplex.

e) Townhouses – An attached structure that consists of 4 to 6 multi-story dwelling units placed side-by-side. Entries are on the narrow side of the unit and typically face a street or courtyard.

f) Triplex – Stacked: A detached structure that consists of 3 dwelling units typically stacked on top of each other on consecutive floors, with one entry for the ground floor unit and a shared entry for the units above.

g) Fourplex – Stacked: A detached structure with four dwelling units, two on the ground floor and two above, with shared or individual entries from the street. This type has the appearance of a medium-sized single-unit house.

h) Six-plex: A detached structure that consists of 6 dwelling units arranged side-by-side and/or stacked, typically with a shared entry from the street.

i) Courtyard Building: A medium sized (1 to 3.5-story) detached structure consisting of multiple side-by-side and/or stacked dwelling units oriented around a courtyard or series of courtyards. Each unit is accessed from the courtyard or a public sidewalk and shared stairs each provide access up to 3 units.

j) Live-Work: An attached or detached structure consisting of one dwelling unit above or behind a fire-separated flexible ground floor space that can accommodate a range of non-residential uses. The flex space and residential unit typically have separate street entrances.

8.3.3 Review of development proposals

a) Final Development Plan Required

Prior to subdivision or site plan approval, the applicant must submit a final development plan consistent with the development criteria and limitations in the Missing Middle Alternative standards and any conditions of approval. This plan must be reviewed and approved by the Planning and Development Director or their designee.

b) Building Elevations Required

Prior to subdivision or site plan approval, the applicant must submit building elevations for all proposed Missing Middle Housing Typologies for review by the Planning and Development Director or their designee.

8.3.4 Applicability

a) Missing Middle standards may be applied in the following conditions:

- 2478 1. MM Zoning District: Where MM District is applied the typologies within a proposed
2480 development and the development type are limited by the applicable Future Land Use
District as described in **Error! Reference source not found.** A development within the
2482 MM Zone may include single-family development consistent with R-1BB standards
2484 subject the requirement that they meet the site planning requirement of this section.
- 2486 2. PD Zoning District: Missing Middle Housing may be approved as part of a new PD
application or a substantial change to an existing approved PD. The typologies within
the applicable portion of a proposed development and the development type are limited
by the applicable Future Land Use District as described in **Error! Reference source not**
found.
- 2488 8.3.5 Specified Zoning Districts: Missing Middle Alternative Standards may be used in the
zones and under the conditions specified in **Error! Reference source not found.**
with limitations on typology and development type as described.
- 2490 a) Missing Middle Development Types:
- 2492 1. Missing Middle Development: A development in which only Missing Middle Typologies
are proposed.
- 2494 2. Mixed Housing Development: A development in which both Missing Middle Typologies
and Typologies otherwise permitted in the underlying zone are proposed.
- 2496 8.3.6 Allowable Typologies and Densities
- 2498 a) Typologies are permitted where described in **Error! Reference source not found.**
The average density of a proposed development must be consistent with the
applicable Future Land Use District.

TABLE 8.3-A: PERMITTING MISSING MIDDLE TYPES

	<u>Permitted Types:</u>								<u>Type of Development:</u>	
<u>Applicable Zoning:</u>	<u>Small Lot Single-Family</u>	<u>Cottage Court</u>	<u>Duplex</u>	<u>Triplex / Quadplex</u>	<u>Townhouse</u>	<u>Six-plex</u>	<u>Courtyard</u>	<u>Live/Work</u>	<u>Mixed Housing Development</u>	<u>Missing Middle Development</u>
<u>In Centers & Corridors:</u>										
<u>R-1, R-1A</u>	●	●							●	●
<u>R-1B, R-1BB</u>	●	●	●	○*					●	●
<u>In USA (Urban Service Area):</u>										
<u>R-2</u>	●	●	●	○**					●	●
<u>R-3, R-3A, R-4</u>	●	●	●	●	●	●	●	●	●	●
<u>C-1, C-2,</u>				●	●	●	●	●	●	
<u>OP</u>								●	●	●
<u>MUCD</u> (proposed)	●	●	●	●	●	●	●	●	●	●
<u>MM or PD Rezoning by FLU:</u>										
<u>LDR</u>	●	●	●	○	○				●	●
<u>MDR</u>	●	●	●	●	●	●	●		●	●
<u>HDR</u>	●	●	●	●	●	●	●		●	●
<u>MXD</u>	●	●	●	●	●	●	●	●	●	●
<u>Commercial</u>				●	●	●	●	●	●	●
<u>Notes:</u> ● <u>Permitted</u> ○ <u>Permitted with a maximum of two (2) stories</u> * <u>Maximum Living Area per Building: 3,000 SF</u> ** <u>Maximum Living Area per Building: 4,000 SF</u>										

8.3.7 Site Regulations:

- 2502 a) Missing Middle typologies may be clustered or distributed throughout the project.
- b) No single Missing Middle typology may exceed 5 acres of developable land.
- 2504 c) Development includes a connected street grid which is accomplished by meeting
 the following conditions:
- 2506 1. No portion of the project may be gated.
2. Existing or new streets/drives, whether public or private, shall divide the site into blocks.
2508 Block perimeters must not exceed 2000 feet except where access management criteria
 for existing County roadways require greater lengths. The block perimeter is measured as
2510 the total length of a line enclosing the block along thoroughfare rights-of-way, internal
 streets, and civic spaces.
- 2512 3. Sidewalks are required on both sides of every street
4. Dead end streets, hammerheads, and cul-de-sacs are prohibited.
- 2514 5. The development must provide connections to all adjoining public streets and trails and
 existing "stub-outs" on adjacent properties.
- 2516 6. The development must provide "stub-outs" for future connectivity to adjacent vacant
 lots.
- 2518 7. Pedestrian or vehicular connections to existing commercial uses should be provided
 where feasible
- 2520 d) Restrictions near development boundaries:
1. Buildings are limited to two stories within 100 feet of a district boundary with an existing
2522 single-family development or single-family residential zone.
2. The lowest intensity typologies within the project shall abut boundaries with an existing
2524 single-family development or single-family residential zone.

8.3.8 Open Space

- 2526 Where Open Space is required in the applicable zoning district, those standards shall
 be applied. If Open Space is not otherwise required, the standards below shall apply.
- 2528 a) A minimum eight (8) percent of developable land shall be set aside as Open Space
 that meets the standards described below.
- 2530 b) Open Space may be provided in multiple locations subject to the following
 requirements. Each qualifying Open Space must be:
- 2532 1. Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian
 pathways.
- 2534 2. Not less than 0.25 contiguous acres.

3. A minimum of forty (40) feet in width, except that open space areas adjacent to a stormwater pond or natural lake must be a minimum of 20 feet in width from the top of berm to the public right of way or lot line.

25384. Open Space shall be proximate to Missing Middle units

c). Street trees are required in Missing Middle Development and on all streets abutting Missing Middle Typologies in Mixed Developments. Street trees must meet the following standards:

25421. Be planted an average of forty (40) feet on center on both sides of internal streets and on existing rights of ways adjoining the site.

25442. Be located in a planting strip or tree well with a minimum width of eight (8) feet. Tree wells or planting strips less than ten (10) feet in width must incorporate a root barrier at the edge of pavement.

3. Be selected from the list of approved Canopy Street Trees (14.15(j)).

25484. Meet the standards of Sec. 30.1228. - General provisions for all landscaped areas.

d). Minimum Parking Requirements:

25501. Two parking spaces are required per unit except that parking for units less than 1000 sq. ft. may be reduced to 1.5 spaces per unit.

25522. On-street parking is required on streets adjacent to missing middle units.

3. Required parking may be located in common areas or on-street provided that such parking is within 150 feet of the unit.

e). Building Frontage:

2556 1. Buildings not fronting on a street must front on a common open space, a pedestrian pathway or a multi-use trail.

2558 2. Buildings not fronting on a street must be part of a common emergency access plan or be adjacent to an alley built to emergency access standards.

2560 3. Up to six lots may be accessed by a commonly held easement drive that is ungated and designed to permit fire access (aka parking court).

2562 f). Residential Garages:

2564 1. Where applicable, a garage door facing an alley must be setback from the edge of pavement either between seven (7) and eight (8) feet or a minimum of twenty (20) feet.

2566 2. Lots with a front-loaded garage must be at least fifty (50) feet in width with the exception of units lots that are a part of a parking court typology. Garages associated with townhomes must be served by an alley regardless of unit size.

8.3.9 Missing Middle Dimensional Standards:

Designated Missing Middle Units must meet the alternative design and dimensional standards described in this section and in Table 8.3-B.

a) Garages, carports, open or screened porches or breezeways may not be counted towards the Minimum Living Area requirement in Table 8.3-B.

b) Duplexes, Cottage Court and High-Density Single-Family structures may be located on a common lot. Where units are located on a common lot, minimum separation between structures must be 10 feet.

c) Minimum lot size requirements are not applicable to missing middle units.

TABLE 8.3-B MISSING MIDDLE DIMENSIONAL STANDARDS

	<u>Dimensional Standards</u>							
	<u>Small Lot Single-Family</u>	<u>Cottage Court</u>	<u>Duplex</u>	<u>Town-homes</u>	<u>Triplex/Quad plex</u>	<u>Six-plex</u>	<u>Courtyard</u>	<u>Live/Work</u>
<u>Minimum Yards in feet:</u>								
<u>Front</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>15</u>
<u>Side</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>10</u>	<u>7.5</u>
<u>Street Side</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>15</u>
<u>Rear</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>
<u>Rear (Accessory Structure)</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>
<u>Min. Living Area Per Unit (Sq. Ft.)</u>	<u>400</u>	<u>400</u>	<u>400</u>	<u>400</u>	<u>400</u>	<u>400</u>	<u>400</u>	<u>400</u>
<u>Max. Height (in feet)</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>

8.4 R-AH Affordable Housing Dwelling District/~~Subdivision Standards/Administration~~

8.4.1 Description of district.

This district is composed of certain lands, water and structures permitting a variety of housing types and densities with modified subdivision standards to promote the development of affordable housing. R-AH developments are situated where they are well serviced by public and commercial services and have convenient access to thoroughfares or collector streets and to employment centers.

8.4.2 Uses permitted.

a) Single-family detached, duplex, townhouse, triplex, quadplex, six-plex, cottage court, or zero lot line dwelling structures including customary accessory uses.

b) Childcare facilities, evening child care facilities, and free-standing private kindergartens and/or voluntary prekindergarten education programs and grouphomes.

c) Home offices.

~~e)~~ d) Live/Work units

8.4.3 Minimum ~~district project~~ size.

Applications seeking The minimum size parcel to be assigned the R-AH zoning classification shall not be for development projects of not less than two five (52) netbuildable acres. If the R-AH District is to include a combination of non-residential uses and residential uses, the residential portion of the parcel shall be not less than five (5) net buildable acres parcel shall contain a minimum of ten (10) acres and the single-use nonresidential portion shall not exceed the greater of 2 acres or twenty (20) five (5) percent of the net developable buildable acreage of the district.

8.4.4 Building height.

In the R-AH District no building or structure may exceed ~~thirty-five~~forty (40)35 feet inheight or three stories. Where the proposed buildings vary in height from existing buildings at a District boundary by more than one story, the proposed building must stepback third story by 10 feet along the façade facing the property boundary.

8.4.5 Building site area requirements.

a) Each single-family detached or zero lot line dwelling structure in the R-AH District shall be located on a lot or parcel of land having a buildable area of not less than three thousand ~~six hundred (3,600)~~ square feet and a width of not less than forty (40) feet, measured at the building line.

b) Each two (2) family dwelling structure shall be located on a lot or parcel having a buildable area of not less than seven thousand two hundred (7,200) square feet and a width of not less than ~~eighty-five (5080)~~ feet, measured at the building line.

8.4.6 Subdivision of duplex and ~~triplex~~ townhouse lots.

Lots proposed for duplex, triplex and zero lot line structures may be platted to facilitate separate and distinct ownership provided that:

a) Each unit of an attached dwelling unit shall be constructed at the same time and each unit shall be located on a buildable parcel of land having a minimum land area of three thousand ~~six hundred (3,060)~~ square feet.

b) The common party wall adjoining units shall be constructed, at a minimum, in accordance with the County's building code.

8.4.7 Yard regulations.

a) The following minimum yards shall be observed unless otherwise approved by the Board of County Commissioners:

Front		10 feet
Side	Single Family	<u>5 feet OR</u> <u>Side-yard home (1)</u>
	Other	5 feet
Side Street		15 feet
Rear		15 feet
Accessory Structures: Rear		5 feet
Note: A Side-yard home may have 0 foot Side-yard on one side of the building provided that the remaining Side-yard is a minimum of 10 feet.		

~~b) (a) Front. Twenty (20) feet;~~

b) Special Conditions:

2634 Street-facing garage doors shall be set back from the property line a
2635 minimum of 20 feet.

2636 ~~c) (b) Side. Side yard setbacks for single-family units shall be five (5) feet on each~~
2637 ~~side, or may be reduced to zero (0) feet on one side and ten (10) feet on the~~
2638 ~~opposite side, and shall be no less than fifteen (15) feet on a street side, with no~~
2639 ~~fence or any other structure encroaching into the side yard setback. Duplexes~~
2640 ~~must maintain setbacks of ten (10) feet on each side. Triplexes must maintain~~
2641 ~~setbacks of twenty-five (25) feet on each side (one (1) story structures) and~~
2642 ~~thirty-five (35) feet on each side (two (2) story structures). Side setbacks for~~
2643 ~~accessory structures shall be the same as for the primary structure.~~

2644 ~~d) (c) Rear. Fifteen (15) feet;~~

c) District boundary yard setbacks.

2646 Rear Yard setbacks for lots located at the boundary of the R-AH
2647 district shall be no less than twenty (20) feet for structures or
2648 buildings of one (1) story in height and no less than thirty-five (35)
2649 feet for structures or buildings over one (1) story. In infill conditions
2650 where a new unit shares a side lot boundary with existing units or is
2651 facing existing units, side and front setbacks shall be the same as the
2652 existing unit.

8.4.8 Minimum dwelling size.

2654 Each dwelling unit in the R-AH District shall have a minimum of ~~four seven~~
2655 ~~hundredfifty (700450)~~ square feet of living area not including garages, carports, open
2656 or screened porches or breezeways.

8.4.9 Affordability of dwelling units.

2658 No less than ~~one hundredfifty (5100)~~ percent of the dwelling units provided in the
2659 R- AH District shall be made available to low and moderate income households. No
2660 less than ~~twenty forty (20 40)~~ percent of the dwelling units provided shall be made
2661 available for lease or purchase by low income households. Where both affordable
2662 and market- rate units are provided, the community should be designed as a single
2663 mixed-income neighborhood such that housing types are intermixed there is no
2664 special separation of market rate and affordable units. Affordable units should
2665 accommodate a mix of household sizes. A proposed development which is more
2666 than seventy (70) percent affordable units shall not exceed fifteen (15) acres. The
2667 County shall develop procedures and controls to monitor and enforce this provision
2668 which may include declarations of covenants in development orders and
development permits which run with the land.

2670 8.4.10 Submittal requirements.

a) Prior to processing an application for R-AH zoning, the County must receive:

- 2672 1. An executed affordability agreement, in a format acceptable to the County,
2674 guaranteeing that the specified percentage of dwelling units will be sold or
rented at a price that is affordable to households of low and moderate income, a
Restricted Use Covenant (RUC) (refer to *Section 40.9 (h)* of LDC); and
- 2676 2. A statement of proposed development order conditions including a description of the
number, type, and cost (purchase price and/or rent) of all dwelling units; and
- 2678 3. A description of any net buildable acres devoted to any proposed nonresidential
structures on the development site; and
- 2680 4. A description of proposed buffers along the project's periphery; and
- 2682 5. A description of any other special design features in addition to those required in the R-
AH District.

8.4.11 Development time limitations.

2684 If, within eighteen (18) months of being assigned the R-AH zoning classification, a
final plat or site plan has not been approved, the assignment of the R-AH zoning
2686 classification shall be reviewed by the Planning and Zoning Commission to determine
the continuing appropriateness of the R-AH District zoning classification for the
2688 subject property. The Board of County Commissioners shall consider the
recommendations of the Planning and Zoning Commission and may rezone the
2690 property to a more appropriate zoning classification or shall extend the deadline for
final plat or site plan approval. These procedures shall also be followed when such
2692 extended deadlines are not met.

8.4.12 *Streets.*

2694 The character, width, grade and location of all streets and bridges must conform to
the standards of Section 35.62 of this Code and the detailed specifications found in
2696 the Seminole County, Florida Public Works Engineering Manual described in Section
5.20(a) of this Code, with the following exceptions permitted for the R-AH single-
2698 family dwelling district if consistent with sound engineering practices:

a) *Subgrade:* A compacted subgrade of existing material is permitted on local
2700 designated streets. The subgrade must conform to the same standards and
inspection requirements as required for stabilized subgrade specified in the
2702 Seminole County, Florida Public Works Engineering Manual described in Section
5.20(a) of this Code or a minimum Limerock Bearing Ratio (LBR) rating of 40 must
2704 be achieved.

b) Wearing surface: The wearing surface for all local and residential streets must have a compacted minimal thickness one and one-fourth (1¼) of an inch. All other wearing surface standards including those for arterials and collectors must meet the requirements of the Seminole County, Florida Public Works Engineering Manual described in Section 5.20(a) of this Code.

c) Minimum right-of-way (ROW) and pavement widths:

1. The following minimum rights-of-way and pavement widths may be permitted, provided that the street will not carry more than five hundred (500) daily trips:

Curb and Street Type	Row in Feet		Pavement in Feet (inside of curb to inside of curb)	
	Urban Section	Rural Section	Urban Section	Rural Section
Local	36	50	20	20
Residential	36	50	20	20

Pavement width must be measured from inside of curb to inside of curb, exclusive of curbs. On-street parking is not permitted on streets with reduced right-of-way and pavement widths of twenty (20) feet. The developer shall furnish easements for sidewalks where required and shall erect signs prohibiting on-street parking as required by the County Traffic Engineer.

Curb and Street Type	Row in Feet		Pavement in Feet (inside of curb to inside of curb)	
	Urban Section	Rural Section	Urban Section	Rural Section
Local	60	80	24	24
Residential	50	70	24	24

Cul-de-sac (radius)	44	50	42	42
Low Traffic	46	46	20	20
Service Drive	50	70	24	24

2720 d) Dead-end streets: Permanent dead-end streets less than three hundred (300) feet
2722 in length are permitted to have T-turnarounds. T-turnarounds must have a
pavement width of no less than twenty-eight (28) feet.

e) Sidewalks: Sidewalks are required as follows:

- 2724 1. A minimum of five (5) feet in width is required for concrete sidewalks on both sides of
each streets.
- 2726 2. The County does not require a concrete sidewalk on culs-de-sac, T-turnarounds and
dead-end streets less than three hundred (300) feet in length.
- 2728 3. Easements must be provided for all necessary sidewalks, as determined appropriate by
the County, and properly documented on the plat as required by Section 35.65 of this
2730 Code.

2732 8.4.13 *Sewer.* Sanitary sewers, water design standards and multiple meter boxes must all
2734 comply with the standards set for the [forth] in the Seminole County, Florida
Environmental Services Utilities Engineering Manual described in Section 5.20(b) of
this Code.

2736 8.4.14 ~~*Drainage Stormwater systems.*~~ *Drainage* Stormwater systems must conform to the
standards of Section 35.97 of this Code and the detailed specifications found in the
Seminole County, Florida Public Works Engineering Manual described in Section
2738 5.20(a) of this Code ~~except that, if authorized by State law, the use of a positive
bleed-down orifice or "V-notch" weir is permitted in lieu of underdrains, provided
2740 that the retention or detention facility is a wet bottom (lake-type) design in
accordance with the Seminole County, Florida Public Works Engineering Manual
described in Section 5.20(a) of this Code.~~

2742 8.4.15 *Innovative subdivision design.* Innovative engineering designs such as Low Impact
2744 Development that provide for improved stormwater management, improved
structure siting, increased emergency vehicle access or decreased cost of
2746 development at the same level of service and quality achievement may be approved
on a case-by-case basis. Innovative material composition or size may be approved if
2748 it can be shown that adequate quality is maintained.

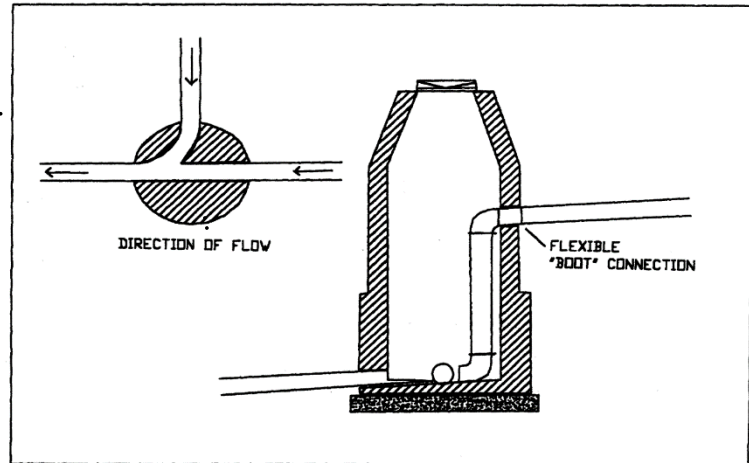
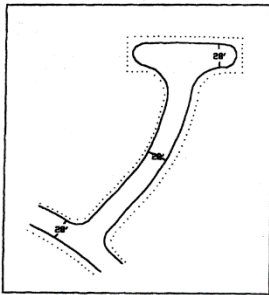
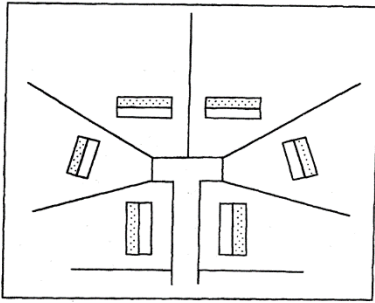
2750 8.4.16 *Owners' associations and community associations.* One or more condominium
associations, cooperative associations, or homeowners' associations as described
2752 respectively in Chapters 718, 719 and 720, Florida Statutes (2013), as these statutes
may be amended from time to time, must be established in connection with any
2754 subdivision approved under this part. The purposes of any such association include
enabling the residents, of the subdivision to achieve the maximum benefit from the
subdivision, to facilitate the management of the subdivision in the mutual interests of
2756 the residents and to maximize the continuing overall quality of the subdivision.

8.4.17 *Administration.*

2758 The following administrative procedures and standards will apply to the R-AH
District:

2760 a) *Effectiveness review:* Standards for the R-AH District will be reviewed annually by
the program review committee or its successor entity to determine effectiveness
2762 in providing affordable housing, and recommend changes, if any, regarding
effectiveness relative to housing cost.

2764 b) *Permit and inspection fees:* All development permits and inspection fees may be
waived by the Board of County Commissioners for applications meeting the
2766 minimum requirements of the R-AH District.



2768

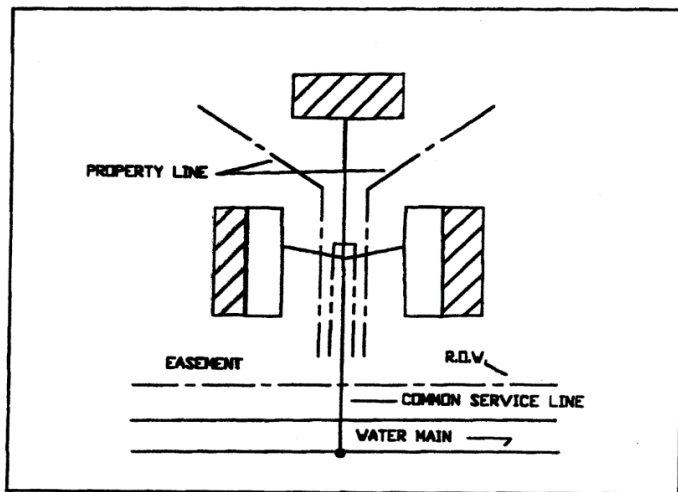
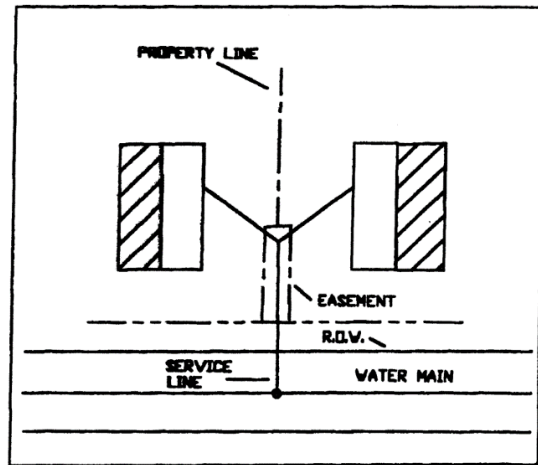
T-TURNAROUND

INSIDE DROP MANHOLE CONNECTION

Graphics to be deleted

Graphics to be deleted

MULTIPLE WATER SERVICE CONNECTION



2770

MULTIPLE WATER SERVICE CONNECTION

2772

8.5 PD Planned Development

8.5.1 Intent and purpose.

The Planned Development (PD) district is to promote flexibility and innovation to meet the needs of County residents and businesses by facilitating intended to facilitate innovative design solutions and development plans types, and combinations thereof, that may be difficult to achieve under conventional zoning regulations.

Planned developments shall promote flexibility and creativity in addressing changing social, economic and market conditions, especially where they are used to implement adopted policies of the Comprehensive Plan.

Examples of development concepts that may be appropriate for PD zoning include, but are not limited to, enhanced protection of natural resource areas, mixed use or transit-oriented development, and infill development or redevelopment. Increase in density or intensity alone shall not be a sufficient justification for seeking an alternative to conventional zoning districts.

Development standards to be applied ~~implemented~~ within a planned development shall be established by the Board of County Commissioners (BCC) at the time of rezoning. Such rezoning shall be conditioned upon a master development plan and a written development order. Specific criteria for the development may address, but are not limited to, compatibility with surrounding land uses, road access, availability and efficient use of utility capacity, coordination with transit, etc. Architectural and other appearance-related design elements should ~~may~~ be included as approval conditions where the ~~Board~~ BCC finds they will support goals ~~are necessary to achieve crucial aspects of the development concept~~, such as economic development feasibility, neighborhood compatibility, or enhancement of an area.

General standards of this Code that are not specific to any zoning district, such as parking, stormwater management, lighting, and landscaping, shall apply within a planned development unless variations are approved through a PD master development plan and/or development order.

8.5.2 Permitted uses—(PD).

Except as permitted herein, no use shall be specifically permitted or prohibited within a planned development by requirement of this part. Uses which are permitted, permitted subject to conditions, or prohibited within an individual planned development shall be noted as such through the master development plan and/or development order. In all cases, allowable uses, including density and intensity limits, shall be consistent with the Comprehensive Plan. Any use requiring licensing or other

2808 approval by the State of Florida or the Federal government shall obtain such approval
as a condition for inclusion within any planned development.

2810 a) Accessory dwelling units within a PD may be administratively approved by the
2812 Planning and Development Division Manager subject to the requirements of
Section 30.1345(g).

8.5.3 Review criteria.

2814 a) Comprehensive Plan Consistency

2816 In approving a planned development, the Board of County Commissioners
shall affirm that the proposed development is consistent with the
2818 Comprehensive Plan, and effectively implements any performance criteria
that the Plan may provide.

~~a) b)~~ Greater Benefit and Innovation Criteria

2820 In addition, PD zoning may be approved only when the Board determines that the
proposed development cannot be reasonably implemented through existing
2822 provisions of this Code, and that a PD would result in greater benefits to the County
than development under conventional zoning district regulations. Such greater
2824 benefits ~~may~~ must include two or more of the following:

1. Natural resource preservation,
28262. ~~urban design,~~ Crime Prevention,(CEPTED)
3. neighborhood/community amenities,
28284. provision of affordable or workforce housing.
5. reduction in vehicle miles traveled per household.
28306. transit-oriented development.
7. provision of new multimodal connectivity.
28328. innovation in water or energy conservation.
9. or innovative development types not currently provided within the County but consistent
2834 with the goals of the comprehensive plan. ~~a general level of development quality.~~

~~b) c)~~ In addition any proposed development under the PD ordinance must be shown
2836 to address the following goals:

1. Meet or exceed the arbor, tree preservation, and tree planting requirements of this code
2838 on a project-wide basis.

- 2840 2. Minimize transportation impacts through design elements which may include but are not
2842 limited to: providing multimodal connectivity, provision of electric vehicle charging
infrastructure, provision of pedestrian or bicycle infrastructure exceeding the minimum
2844 standards, provision of shared transportation parking or devices, pedestrian-oriented
architectural design, accommodation or neighborhood electric vehicles, transportation
demand management, or introducing complementary uses.

2846 ⇨ d) The PD application shall include a narrative addressing the following:

- 2846 1. How the proposed development addresses the goals of the comprehensive plan.
2848 2. Why the proposed development cannot be achieved under an existing conventional or
special zoning district.
2850 3. How the proposed development provides an innovative approach to land development.
2852 4. A description of benefits to the County that cannot be achieved under the existing
provisions of this code.

2852 e) Residential PD Design Standards:

- 2854 1. Lot width if less than 45 feet, homes must be rear loaded.
2856 2. Front-facing garage door must be set back a minimum of 20 feet.
2858 3. Minimum front and rear setbacks at project boundaries shall be 25 feet except for
accessory structures not exceeding one story (20 feet).
2860 4. Required setbacks adjacent to existing residential development will increase based on
elevation/grade changes between developments and proposed building heights.

2860 (f) Required Residential Neighborhood Improvements:

2862 Street trees are required in generous planting strips to provide for the health of the
trees. The street trees may count towards required open space.

- 2864 ○ Shall be planted an average of 40 feet on center on both sides of internal
streets and on existing rights of ways adjoining the site.
2866 ○ Shall be in a planting strip or tree well with a minimum width of 8 feet.
Planting strips less than 10 ft in width must include a root barrier.
2868 ○ Shall be selected from the "Approved Plant Species List: Canopy Trees,"
except that Laurel Oaks may not be used as Street Trees.
2870 ○ Shall meet the standards of Sec. 30.1228. - General provisions for all
landscaped areas
2872 • 50% of pond frontage must be open to streets or community parks.
2874 ○ Where pond frontage is along a park, a walkway (minimum 5 feet in width) is
required unless adjacent to a street with a sidewalk

- Landscaped areas must comply with the provisions of Sec. 30.1228 (General provisions for all landscaped areas) and 30.1231 (Water-efficient landscaping design requirements).

Common Useable Open Space:

Commonly accessible open space is required subject to the following standards:

1. Minimum 8% of developable land utilized for open space
2. Open Space may be provided in multiple locations however each location must be:
 - a. Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways.
 - b. Not less than 0.25 contiguous acres.
 - c. A minimum of 40 feet in width. Except that open space areas adjacent to a stormwater pond or natural lake may be a minimum of 20 feet in width from the top of berm to the public right of way or lot line.

8.5.4 Planned development approval procedure.

Approval for a planned development is obtained through a two-step process. The first step is an approval of the master development plan and rezoning of the land by the Board of County Commissioners. The second step consists of final development plan approval by the Economic and Community Development Services Director along with the recording of the developer's commitment agreement.

Prior to formally submitting a request for planned development zoning, the developer is encouraged to meet with appropriate County staff for comments regarding the advisability of undertaking a planned development in the proposed location.

8.5.5 Master development plan submittal and review.

a) Development Plan Submittal Requirements.

1. A master development plan shall be submitted concurrently with a PD rezoning application. The submittal requirements listed in this Section may be modified by the Economic and Community Development Services Director as appropriate for a specific application.
2. The development requirements for each individual tract or phase within a planned development shall be included as a part of the master development plan.

- 2908 3. The master development plan shall clearly indicate an outer site boundary as well as
 2910 internal boundaries between proposed tracts, stages, phases, outparcels, etc. The plan
 shall also indicate common properties within the PD and provide for necessary property
 owners or management associations to ensure maintenance of such properties.
- 2912 4. The master development plan shall include the items shown on the following table:

Required Information	Master Plan	Final Plan
Vicinity map showing the location of the proposed development, relationship to surrounding streets and thoroughfares, existing zoning on the site and surrounding areas, existing land use on the site and surrounding areas within 500 feet	x	x
Boundary survey and valid legal description	x	x
Graphic plan showing topography, which clearly identifies proposed land uses, open space, and the proposed location of major streets and thoroughfares, recreation areas, and other major facilities	x	x
Preliminary wetlands and floodplain delineation lines	x	
List and description of all uses, including proposed housing type(s), number of units, density	x	x
Table showing acreage for each category of land use including roads, wetlands, open space, and recreation	x	x
Calculation of required and proposed open space	x	x
General buffer and landscaping concepts	x	x
Structural concepts, including setbacks and building heights	x	x
Utility service suppliers	x	x

Analysis of the impact of the proposed planned development on roads, schools, utilities, and other public facilities	x	x
Location, use, and size of all common property tracts	x	x
Topographic survey including floodplain and wetland delineations		x
Detailed landscaping plan, including plantings, fences, berms and buffer area dimensions		x
Utility service concept plan, including sanitary sewers, stormwater management, potable water supply, <u>floodplain compensation</u> , and water supplies for fire protection.		x
Proposed phasing or staging		x
Statement indicating that legal instruments will be created providing for the management of common areas and facilities		x
Statement with general information regarding provisions for fire protection		x
Facilities commitments		x
Earthmoving concept plan indicating proposed terrain alterations <u>including grading, fill and elevation changes</u>		x
Soils map and detailed soils report based on the findings of a recognized professional soils expert (depth of all muck and peat areas shall be identified)		x
Summary of approved PD Commitments, Classification, and District Description information as executed by the Chairman of the Board of County Commissioners and the Developer		x

Covenants, grants, easements, dedications, or other restrictions to be imposed on the use of the land, buildings and structures, including proposed easements for public and private utilities		x
--	--	---

- 2914 b) *Review Procedure.* A planned development application shall be reviewed as follows:
29161. Prior to initiating a planned development application, a preapplication conference with Planning and Development staff may be required at the discretion of the Economic and
- 2918 Community Development Services Director and/or at the request of the applicant.
2. The Development Review Committee shall evaluate the master development plan and PD
- 2920 zoning request regarding its compliance with applicable standards of this Code and the Comprehensive Plan. Following this evaluation, the Planning and Zoning Commission
- 2922 shall hold a public hearing with due public notice, to consider the master development plan and PD rezoning request. The Planning and Zoning Commission shall recommend to
- 2924 the Board of County Commissioners approval, approval with conditions or denial of the application.
29263. The Board of County Commissioners shall hold a public hearing with due public notice, and shall approve, approve with conditions, or deny approval of the master development
- 2928 plan and the proposed PD rezoning.
4. All conditions of approval imposed by the Board of County Commissioners shall be
- 2930 reflected in the master development plan and/or development order for the planned development.
- 2932 8.5.6 Final development plan.
- a) Within five (5) years of approval of the master development plan, which time
- 2934 period may be extended by the Planning and Zoning Commission, the applicant shall submit a final development plan meeting the requirements of Section
- 2936 30.445(a)(4) and that reflects the requirements of the approved PD development order.
- 2938 b) The Development Review Committee shall evaluate the final development plan regarding its compliance with: the applicable provisions of this Code; the
- 2940 applicable provisions of the Comprehensive Plan; and the approved master development plan and PD development order.

c) Following evaluation by the Development Review Committee, the Economic and Community Development Services Director may, upon a finding of consistency with: the applicable provisions of this Code, the County's Comprehensive Plan; and the master development plan and PD development order, approve the final development plan and execute the associated developers commitment agreement. The developer's commitment agreement shall be prepared in a form acceptable to the County Attorney.

8.5.7 Plat or site plan approval for each section.

a) (a) After approval of the final development plan the applicant shall submit either a preliminary and final plat, according to the procedure outlined in the Subdivision Regulations, or shall submit a site plan, according to Chapter 40, whichever may be applicable, for each phase of the PD development. At the applicant's option, a site plan complying with the technical requirements of Chapter 40 may serve as the final development plan if it contains sufficient information to verify compliance with the master development plan and the PD development order approved by the Board of County Commissioners under Section 30.444. After review and final approval by the designated officials of either the final subdivision plat or site plan, the developer may request building permits for the approved section.

b) (b) If an applicant so elects and pays the fees for both final development plan review and preliminary subdivision plan review, and provides all information necessary for both reviews at the time of application, the final development plan review and the preliminary subdivision plan review may be accomplished simultaneously.

8.5.8 PD revisions.

a) Any proposed substantial change to an approved PD, including, but not limited to, revisions: affecting the intent and character of the development; affecting land use patterns; affecting phasing that will impact off-site infrastructure; changing the location or dimensions of major streets or access points; adding property to the PD representing substantial increase in density or intensity; or which involve similar substantial changes, shall be considered major amendments and shall require approval by the Board of County Commissioners A major amendment shall be treated as rezoning from PD to PD, revising the development criteria for the PD zoning, and the associated development order shall be revised or re-issued accordingly.

- 2978 b) Non-substantial changes to an approved planned development shall be
2980 considered minor amendments and may be approved by the Economic and
2982 Community Development Services Director. Multiple revisions may be proposed
 which cumulatively cause the Director to deem them a major amendment. Minor
 amendments shall be accomplished through addendum to the development order
 and/or a developer's commitment agreement. Minor amendments may include,
 but are not limited to, the following:
29841. Additions to structures that do not exceed ten (10) percent of the overall density or
2986 intensity approved within the PD. Additions of ten (10) percent or greater may be
 granted as provided in Section 5.19(b)(1).
- 2988 2. The addition of accessory structures if the location of such structures does not interfere
29903. with approved site layout (e.g. circulation, parking, loading, storm water management
 facilities, open space, landscaping or buffering).
29924. Additions to parking areas that do not encroach into required buffer areas or otherwise
2994 interfere with the approved site layout.
- 2996 5. Additional clearing that does not exceed five thousand (5,000) square feet in area or ten
 (10) percent of the site. Greater amounts may be approved consistent with Section
 5.19(b)(1).
29986. Adjustment of internal property lines or tract boundaries, setback lines, realignment of
3000 internal roads and driveways consistent with the approved site layout and development
 concepts.
30027. The removal of property from the PD, provided such removal does not have a substantial
3004 impact on the density or intensity of the PD or on elements of the PD such as buffering
3006 and open space. Property removed from a PD must be rezoned immediately upon such
3008 removal.
- 3010 30027. Other amendments that would not be deemed substantial as described in subsection
3012 30.448(a).
- 3004 c) Property owners within a planned development may not make incremental
3006 revisions to an approved development plan that adversely affect existing owners
3008 or so as to avoid classification as a major amendment. Where amendments are
3010 allowed under this Section, such amendments must remain compatible with the
3012 balance of the project and consistent with the overall concept(s) and greater
 benefits referenced in Section 30.443, under which the development was initially
 approved. Amendment to the PD zoning shall not be pursued to reduce the
 benefits that justified the original assignment of PD zoning without replacement
 of an equivalent benefit.

8.5.9 Planned development time limitations.

If substantial development, as determined by the ~~Economic and Community Development Services Director~~, has not begun within eight (8) years after approval of the master development plan, the approval of the planned development will be reviewed by the Planning and Zoning Commission to determine the appropriateness of the planned unit development zoning classification for the subject property. The Board of County Commissioners shall consider the recommendations of the Planning and Zoning Commission and may move to rezone the property to a more appropriate zoning classification or shall extend the deadline for the start of construction. If an extended deadline granted by the Board is not met, the foregoing procedures shall reapply.

8.5.10 Binding nature of approved development plan.

An approved master or final development plan along with any associated conditions of approval shall be binding upon the applicant or any successors in interest in the planned development. Deviations from an approved development plan not in accordance with Section 30.448 above shall constitute a violation of this part.

8.5.11 Development standards for planned developments.

The development standards for planned unit development are as follows:

a) Relation to Zoning Districts. An approved PD shall be considered to be a separate zoning district in which the master development plan and PD development order, as approved by the Board of County Commissioners, or the Economic and Community Development Services Director as permitted in this part, establishes the restrictions, regulations, and district description according to which the development shall occur. Upon approval, the official zoning map will be changed to indicate the area as PD and the master development plan and PD development order shall be filed with the Clerk to the Board of County Commissioners and a copy retained within the Planning and Development Division.

3040 *Density and Intensity.* The density based on net residential acreage permitted in
3042 each PD shall be established by the Board of County Commissioners, upon
3044 recommendation of the Planning and Zoning Commission. The criteria for
3046 establishing the appropriate density includes surrounding density of existing and
3048 approved development, adequacy of existing and proposed public facilities and
services, conformance with the Seminole County Comprehensive Plan, and site
characteristics. Dwelling units approved in the master development plan for a
given tract may be shifted within the PD subject to the approval of the Economic
and Community Development Services Director.

Intensity of commercial or industrial uses within a Planned Development shall be
3050 measured in terms of Floor Area Ratio (FAR) and shall be consistent with the
3052 maximum FAR for the development site established in the Seminole County
3054 Comprehensive Plan. The Board of County Commissioners may approve such
development with a lesser intensity in order to achieve compatibility with
adjoining uses.

b) Phasing.

3056 1. Where a planned development is to be built in phases, the PD application shall include a
3058 proposed phasing plan for the site, including a schedule for completion of all
improvements shown on the approved master development plan. Once a phasing plan
has been approved, no land may be used and no building may be occupied except in
3060 accordance with such plan.

The purpose of a phasing plan is to ensure that crucial features serving the
3062 development are provided as needed and not delayed to the detriment of
property owners and other users of the site. Such features may include, but
3064 are not limited to, buffers, stormwater retention, road access points and
transit shelters. Phase configurations shall be logical and consistent with the
3066 purposes of the approved PD master plan. The Board of County
Commissioners may stipulate that any or all portions of required landscaping
3068 and/or buffering, or other improvements and amenities be provided during
the first phase of development, even though some buffer areas,
3070 improvements, or amenities or portions thereof lie outside the phase.

Each phase, at a minimum, must include adequate parking, stormwater management facilities, landscaping, and all other features needed to serve that portion of the development. In order to ensure the efficient implementation of the approved PD master development plan concepts, the Board may require that selected site improvements be constructed at a faster rate than the overall development. These improvements may be related to engineering design, general requirements of this Code, or other provisions of the approved master development plan and may include, but are not limited to parking, stormwater management facilities, erosion control measures, buffering, and supporting retail or other employment uses. Where the applicant agrees to provide off-site improvements, such as traffic signals, turn lanes, and sewer lines, the Board of County Commissioners may require such improvements to be in place upon completion of any phase of the development.

2. Where a planned development must achieve a minimum density or intensity due to requirements of the Comprehensive Plan or other considerations, each phase shall individually achieve such density or intensity unless the master development plan or PD development order provide otherwise. Where a PD has been approved as a specific type of development in support of Comprehensive Plan policies (e.g., including but not limited to transit oriented development, mixed use in the MXD future land use), each phase shall substantially advance the approved concepts for the overall development.

c) Dimensional, bulk and height restrictions. The location of all proposed building sites shall be as shown on the master development plan subject to the minimum lot sizes, setback lines, lot coverage, maximum/minimum building height, or floor area, specified in the master development plan and/or PD development order, as approved by the Board of County Commissioners.

d) Commonly Accessible Open space. Open space area requirements for planned developments shall be provided as indicated below, and unless otherwise stated within the master development plan or PD development order shall meet the criteria of **Section 30.1344:**

1. Minimum eight (8)% percent of net buildable acres shall be designed as commonly accessible open space, which shall be included as a part of total openspace requirements.

2. Open Space may be provided in multiple locations however each location must be:

- a. Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways.
- b. Not less than 0.25 contiguous acres.

- 3108 c. A minimum of forty (40) feet in width. Except that open space areas
3110 adjacent to a stormwater pond or natural lake may be a minimum of
twenty (20) feet in width from the top of berm to the public right of way
or lot line.
- 3112 3. Required sidewalks may be incorporated into the park areas as ADA-compliant
3114 pathways subject to Crime Prevention Through Environmental Design (CPTED)
design principles (pathways should not be obscured behind hedges, utility structures, or
other large objects).
- 3116 4. Stormwater ponds must be amenitized as follows:
- a. Stormwater ponds shall be open to the community and not fenced.
- 3118 b. 50% of pond frontage must be open to streets or parks. Where pond
3120 frontage is along a park, a walkway (minimum 5 feet in width) is required
unless adjacent to a street with a sidewalk.
- c. Landscaped areas must comply with the provisions of Sec. 30.1228
3122 (General provisions for all landscaped areas) and 30.1231 (Water-
efficient landscaping design requirements).
- 3124 e) Access and parking.
1. All streets, thoroughfares, and accessways shall be designed to be consistent with the
3126 roadway functional classification system and other policies of the Transportation Element
of the Seminole County Comprehensive Plan.
- 3128 2. Off-street parking shall be provided in accordance with Section 30.1221 and/or Section
5.19, unless the applicant can demonstrate the appropriateness of alternate standards.
3130 Such standards must be enumerated in the development order and approved by the
Board of County Commissioners in order to be used within a planned development.
- 3132 3. Pedestrian, bicycle and vehicular traffic circulation systems shall be designed to integrate
3134 the proposed development into the surrounding community and to provide safe and
convenient access to public use, common use and other community services, facilities
3136 and activities located both within the proposed development and beyond the boundaries
of the proposed development. Local residential streets shall be designed to discourage
3138 travel speeds in excess of the posted speed and to discourage or restrict their use by
through traffic.
4. Hammerhead turnarounds shall be prohibited.
- 3140 f) Perimeter requirements.

1. Planned developments shall utilize the buffering standards of Part 67 to maintain compatibility with adjoining properties and uses. However, the Board of County Commissioners may vary these standards as appropriate to meet the unique needs of the proposed PD.
2. Increased setbacks from the PD perimeter may also be imposed to maintain compatibility with adjacent existing uses.

8.5.12 Control of area following completion.

- a) After completion of a planned development, the use, modification or alteration of any buildings, structures, or land areas within the development shall be in accordance with the approved master development plan and the PD development order. Notwithstanding subsequent platting or other forms of dividing ownership of the planned development, the entire site shall be subject to the approved master development plan and PD development order.
- b) Amendments to the approved master development plan and/or PD development order shall be in accordance with Section 30.448.

8.5.13 [Redesignation of properties.]

As of the effective date of this Amendment, all properties previously classified as "Planned Unit Development" or "Planned Commercial Development" on the official zoning map shall be designated as "Planned Development."

8.6 PLI Public Lands and Institutions District

8.6.1 Zone Description

The PLI Public Lands and Institutions ~~d~~-District is intended to include major public lands and major public and quasi-public institutional uses. This classification may only be applied to lands that are owned or controlled by the public

8.7 UC University Community District

3166 PART 9 SUPPLEMENTAL REGULATIONS

9.1 Public School Locational Criteria and Site Design Standards – PART 71

3168 9.2 Mobile Homes/Manufactured Housing Siting Standards – PART 72, SEC 30.1401

a) Landscaping and buffers for mobile homes/manufactured housing in RM-1, and
3170 RM-2 ~~or RM-3~~ Districts:

1. All common open space, ~~parking lot islands~~ and all land not otherwise developed shall
3172 be landscaped in a manner that enhances the appearance of the development, as
determined by the ~~Planning Manager~~ Development Services Director based upon
3174 standards generally set forth in this Code relating to developments with similar impacts.
2. ~~The p~~Perimeter landscape buffers and parking lot islands shall be as specified in the
3176 applicable Part (17, 18 or 19) Part 67, Chapter 30 of this Code. ~~In addition, a high~~
3178 ~~wooden or masonry visual screen six (6) feet in height and at least seventy-five (75)~~
~~percent opaque shall be provided when a mobile or manufactured home abuts~~
3180 ~~properties that are not assigned the RM-1, RM-2 or RM-3 zoning classification. The~~
~~Planning Manager may waive any masonry wall required by this subsection where~~
3182 ~~extensive perimeter buffer areas are found to exist or a binding commitment exists to~~
~~install same.~~

9.3 Subdivision of duplex lots – SEC 30.230

3184 9.4 Truck parking in residential zone districts –

No dual rear vehicle or trucks having a rated load limit of more than two (2) tons
3186 or having more than two (2) axles may be parked or stored in any residentially
3188 zoned area other than to load or unload merchandise; nor may any truck of any
size, which has operating motorized cooling units, be permitted to be parking in
any residentially zoned area. The weight and axle limitation contained herein
3190 does not apply to personal pick up trucks that do not have a USDOT Number for
commercial motor vehicles.

3192 9.5 Boat Dock Requirements

3194 9.5.1 General Regulations SEC. 30.1372

a) Where boat docks or boathouses are a permitted use the following requirements
3196 must be met prior to issuance of any applicable permit:

1. The lot upon which the structure will be developed must have a minimum thirty (30) feet
3198 of frontage on the subject water body.
2. The lot upon which the structure will be developed must be a legal lot of record and
3200 must meet minimum lot size requirements.

3202 3. The lot upon which the structure is located must have adequate off-street parking for at least two (2) vehicles.

3204 4. The applicant must demonstrate compliance with all local, state and federal regulations and permit requirements.

b) No boat dock or boathouse may be rented or leased.

3206 c) A boathouse may not be higher than fifteen (15) feet above the ~~elevation of the~~
3208 ~~mean high waterline~~ normal high water elevation, as measured in accordance with
the definition of "building, height of" in chapter 2, Section 2.3 of the ~~Seminole~~
3210 ~~County Land Development~~ this Code. The Board of County Commissioners may
permit a taller boathouse upon a determination that the view of the water body
from neighboring properties will not be adversely affected.

3212 9.5.2 Waterfront residential lots

3214 a) Each residential lot is permitted one (1) boat dock and one (1) associated
boathouse when accessory and incidental to the principal dwelling.

3216 b) ~~Boathouses with roofs exceeding ten (10) feet above the mean highwater line
require a special exception in R-1AAAA, R-1AAA, R-1AA and R1-A zones.~~

9.5.3 Boat dock and floating boat dock setback requirements; permit required – PART 50

9.6 Dogs in public food establishments – SEC 30.1380.4

9.7 Alternative Density Option for Affordable Housing – PART 73

9.8 Gun Clubs

9.8.1 The Board of County Commissioners shall not place any restriction or condition on a gun club that in any way regulates or affects the purchase, sale, transfer, taxation, manufacture, ownership, possession, storage, or transportation of firearms or ammunition nor shall the Board of County Commissioners take any action that is prohibited by Section 790.33, Florida Statutes (2020), as this statute may be amended from time to time.

9.9 Wetland Significance criteria

9.9.1 The quality of a wetland shall be determined by these six (6) factors, referenced from the Seminole County Wetlands Field Guide section VI. Significance Evaluation (see Table 9.1 for a summary):

1. Size
2. Connectedness
3. Landscape diversity
4. Intactness
5. Uniqueness
6. Quality of surrounding landscape

TABLE 9.1 Summary of wetland significance criteria, modified from the Seminole County Wetlands Field Guide. Scoring: 6 – 7 points = low, 8 – 12 points = moderate, 13 – 18 points = high

<u>Score for each criterion</u>	<u>Size (acres)</u>	<u>Connectedness to surface waters</u>	<u>Landscape diversity</u>	<u>Intactness</u>	<u>Uniqueness</u>	<u>Quality</u>
<u>3</u>	<u>50+</u>	<u>Major connection</u>	<u>3+ bordering plant communities</u>	<u>Undisturbed or recovered</u>	<u>Scarce</u>	<u>Undisturbed</u>
<u>2</u>	<u>10 – 50</u>	<u>Minor connection</u>	<u>2 bordering plant communities</u>	<u>Minor alterations</u>	<u>Uncommon</u>	<u>Minor alteration</u>
<u>1</u>	<u>0.5 – 10</u>	<u>Isolated</u>	<u>1 bordering plant community</u>	<u>Major alterations</u>	<u>Common</u>	<u>Major alteration</u>

3242 **PART 10 OVERLAY DISTRICTS**

~~10.1 W-1 Wetlands Overlay Zoning Classification – PART 52~~

3244 10.1 Aquifer Recharge Overlay Zoning Classification – PART 54

10.1.1 Creation of aquifer recharge overlay zoning classification.

3246 10.1.2 Purpose

10.1.3 Scope and authority.

3248 10.1.4 Affected area

10.1.5 Recharge area designation.

3250 10.1.6 Off-street parking and landscaping regulations

In addition to all other provisions in this Code, the following provisions shall apply:

3252 1. With the exception of handicapped parking spaces, ~~a minimum of ten (10) percent but~~
3254 ~~no more than twenty five (25) percent of the total number of required off-street parking~~
3256 ~~spaces shall not be paved all required parking pursuant to Section 30.1221 may remain~~
3258 ~~unpaved at the option of the developer.~~ In addition, all parking spaces exceeding the
3260 minimum number prescribed by Section 30.1221 shall ~~not be paved~~ be unpaved. These
spaces shall be clearly delineated on the site plan and located at the periphery of the
building site or otherwise located where they are unlikely to be used on a continuing
basis. ~~All accessways and aisles serving these spaces shall be paved. Whether paved or~~
~~unpaved, all parking spaces shall be designated as to location, size, and dimensions on~~
~~an approved site plan meeting the requirements of Chapter 40.~~

3262 Grass, mulch, gravel, turf block or any durable dust free surface shall be used
in the unpaved spaces if permitted by state law, but all drive aisles shall be
3264 compacted and paved, unless other approved by Public Works Director or
designee.

3266 2. With the exception of handicapped parking spaces ~~that are required by law to be of~~
3268 ~~certain dimensions or of a certain area,~~ a maximum reduction of ~~up to~~ two (2) feet from
the required depth of a parking stall and one (1) foot from the required width of a
parking stall shall be permitted for ~~paved~~ designated parking spaces.

3270 3. ~~The Planning Manager may permit shared parking facilities for those projects located~~
3272 ~~within the higher intensity planned development land use designation.~~ Reasonable
efforts shall be made in the design and construction of all site improvements and
alterations to save existing trees and native vegetation. Existing native vegetation that is
3274 specified to remain shall be preserved in its entirety with all trees, understory and
ground cover left intact. Every effort shall be made to minimize alteration of the existing
3276 topography to preserve existing vegetation and maintain natural flow regimes.

10.1.7 Post-development recharge standards.

3278 10.1.8 Site plan review requirements.

10.2 Scenic Corridor Overlay Zoning District

3280 10.2.1 Title.

3282 This part shall be known and may be cited as the "East Seminole County Scenic Corridor Overlay District Ordinance".

10.2.2 Legislative findings.

3284 The following findings are hereby adopted as legislative findings by the Board of County Commissioners:

32861. The Comprehensive Plan of Seminole County provides for the protection and maintenance of the rural landscape and community character of East Seminole County.

32882. The visual character of the landscape along the major and minor roads defines the rural landscape and community character of East Seminole County.

32903. The rural landscape and community character of East Seminole County is an important resource that contributes to the high quality of life of Seminole County.

32924. Agricultural activities in East Seminole County are an important historical, cultural and economic resource that contributes to the quality of life of Seminole County.

32945. The character, location and distribution of uses and structures along the major and minor roads in East Seminole County defines the visual character of East Seminole County.

10.2.3 Purpose.

3298 The purposes of the Scenic Corridor Overlay District are to:

1. Preserve and enhance the rural character and scenic qualities along major and minor roads in the rural parts of Seminole County; and

3300 2. Prevent the visual encroachment of buildings and structures which restrict scenic views or are architecturally incompatible with the scenic character along major and minor roads in the rural parts of Seminole County; and

33043. Maintain existing vegetation along the major and minor roadway system in rural Seminole County; and

33064. Provide for safe and efficient traffic flow by minimizing individual property curb cuts; and

5. Implement, and be consistent with, the Comprehensive Plan of Seminole County.

3308 10.2.4 Applicability.

3310 All development within a designated scenic corridor including, but not limited to (to the extent
3312 permitted by law) development undertaken by agencies of local, regional, state, or federal
government, shall be carried out in accordance with each and every requirement of this part,
in addition to each and every requirement of any underlying land development regulations.

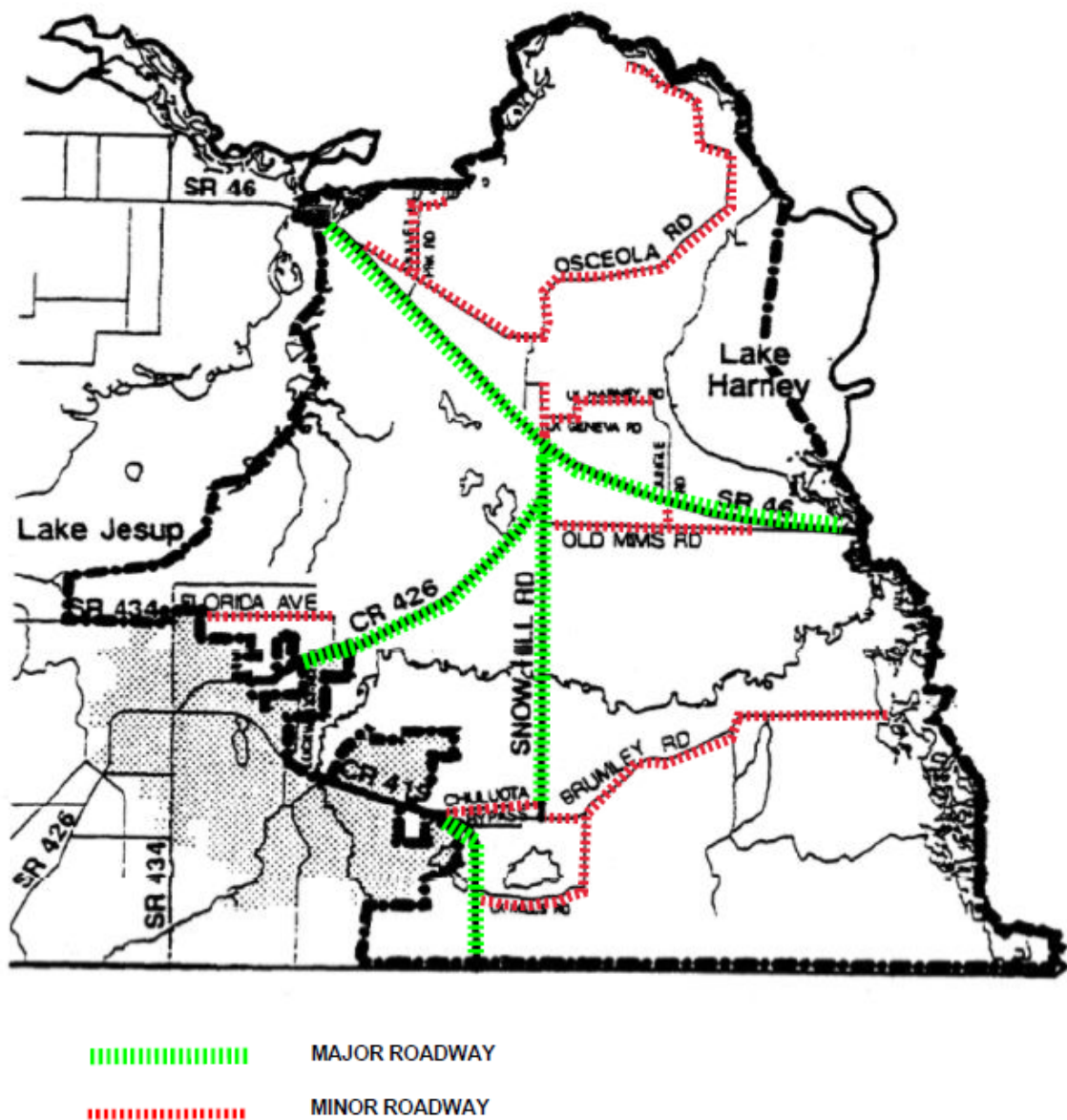
10.2.5 Establishment of scenic corridors.

3314 a) Scenic corridors, in addition to those designated in subsection (b) of this section,
shall be established by the Board of County Commissioners pursuant to the
3316 procedures for designating land uses on the future land use map of the
comprehensive plan and as an amendment to this Code.

3318 b) The following scenic corridors are hereby designated within the East Area Study
Boundary of Seminole County as depicted in the map below:

33201. *Major roads (as the term is used in this part):* County Road 419 from Lockwood Road to the
Seminole County line, State Road 46 from Lake Jesup to the Seminole County line, County
3322 Road 426 from State Road 434 east to the Seminole County line and the entire length of
Snowhill Road.

33242. *Minor roads (as the term is used in this part):* The entire length of Florida Avenue,
Lockwood Road, Lake Mills Road/Brumley Road that "loops" Lake Mills, the Chuluota By-
3326 Pass, Lake Geneva Road, 1st Street, Lake Harney Road, Old Mims Road/Jungle Road
south of State Road 46, Osceola Road and Mullet Lake Park Road.



3328

Scenic Corridor

3330

10.2.6 Development standards.

a) Scenic corridor setbacks.

- 3332 1. Except for those structures expressly authorized in this section and except for
3334 land designated as ~~ee~~Commercial, Suburban Estates, or Low Density Residential
on the future land use map, no structure, parking or outdoor storage shall be
located:
- 3336 a. Within two hundred (200) feet from the centerline of the right-of-way in
scenic corridors along a major road; or
- 3338 b. Within fifty (50) feet from the centerline of the right-of-way in scenic
corridors along a minor road.
- 3340 2. Notwithstanding any other provision of this Code, ~~E~~ except within the Commercial,
3342 Suburban Estates, and Low Density Residential future land use designations, the
following structures and uses shall be the only structures and uses permitted within the
designated scenic corridor setbacks:
- 3344 a. Agricultural buildings in accordance with the standards of this part.
- b. Signs in accordance with the sign standards of this part.
- 3346 c. Landscaping features required by this part and other permitted
landscape materials.
- 3348 d. Fences, gates, mailboxes, bus stops and entranceways in accordance with
the architectural design standards of this part.
- 3350 e. Access ways or access points in accordance with the access standards of
this part.
- 3352 f. Bus stops, bus shelters, signage and other such improvements related
thereto.
- 3354 g. Signs, markings, traffic control devices and such other improvements
related to the safe and efficient movement of traffic.
- 3356 b) Signage.
1. All signs shall reflect the rural character of Central Florida and incorporate a traditional
3358 typeface and format. Examples of appropriate signage are set out in an attachment to
this part. These signs are to be constructed in accordance with the other provisions of
3360 this Code unless otherwise specified in this part.
2. The faces of all signs shall be made of natural materials or substances derived from
3362 natural materials including, but not limited to, wood, stucco, stone, brick and clay tile.
3. No sign shall be internally lighted. Externally illuminated sign lights shall be focused,
3364 directed, and so arranged as to prevent glare or direct illumination or traffic hazard from
said lights onto residential districts or onto the abutting roadways. No flashing or
3366 pulsating lights shall be permitted on any sign.

4. Each primary residence with access on a major or minor road shall be permitted one (1) sign of not more than one and one-half (1.5) square feet per dwelling unit.
5. Each non-residential use shall be permitted one (1) sign of not more than ~~twenty-four (24) square feet per use~~ thirty-six (36) square feet in area and six (6) feet in height.
6. One street name or identification sign of not more than one and one-half (1.5) square feet shall be allowed at each permitted access way or access point along major and minor roads.
- Notwithstanding any other provision of this part, no more than one (1) sign per parcel of land or five (5) acres, whichever is greater in land area, shall be located within the scenic corridor setback along major roads; provided, however, that all signs located within the scenic corridor setback along major roads shall:
- Be ground signs and shall not exceed six (6) feet in height; and
 - Be landscaped with native species in a manner consistent with the landscape treatment portrayed in an attachment to this part.
- c) Fences, gates, mailboxes, bus stops and entranceway features.
- All fences, gates, mailboxes, bus stops and entranceways developed in conjunction with a non-agricultural use within the scenic corridor setback shall be made of natural materials or substances derived from natural materials including, but not limited to, wood, stucco, stone, brick and clay tile.
- No entranceway feature shall be internally lighted.
3. No fence, gate, mailbox or entranceway feature within the scenic corridor setback shall be greater than four and one-half (4.5) feet in height.
4. No more than forty (40) percent of the surface area of any fence within the scenic corridor setback shall be opaque.
- d) Landscaping and bufferyards.
1. All landscaping required in conjunction with the Land Development Code requirements for the scenic corridor setback shall be native plant species ~~as set forth in~~ in accordance with the landscape list in the Florida Friendly Landscaping Guide to Plant Selection & Landscape Design an attachment to this part.
2. All non-residential uses shall be separated from residential uses on adjacent properties by one of the following bufferyards:
- A bufferyard of two hundred (200) feet between residential and non-residential buildings; or

- 3402 b. A bufferyard of one hundred (100) feet between residential and non-
residential buildings landscaped with:
- 3404 1. One (1) canopy tree per fifty (50) lineal feet; and
- 3406 2. Two (2) understory trees per fifty (50) lineal feet of common property
line; and
- 3408 3. Eight (8) shrubs per fifty (50) lineal feet of common property line; or
- c. A bufferyard of fifty (50) feet between residential and non-residential
buildings landscaped with:
- 3410 1. One (1) canopy tree per twenty-five (25) lineal feet of common
property line; and
- 3412 2. Two (2) understory trees per twenty-five (25) lineal feet of common
property line; and
- 3414 3. Eight (8) shrubs per twenty-five (25) lineal feet of common property.
3. No existing canopy trees shall be removed in the scenic corridor setback
unless the clearing is necessary to provide access, the tree is diseased or to
address public safety emergencies.
- 3418 4. No clearing within the scenic corridor setback shall be permitted except in
conjunction with a permit issued for development authorized under the
provisions of this part or for public safety requirements.

3420

3422

e) Access standards.

- 3424 1. Notwithstanding any other provision of this part, no access way or access point for rural
subdivisions or waivers to plats shall be located within four hundred forty (440) feet of
3426 any other driveway or other way of access on the same side of a major road in any scenic
corridor unless such denial of access would be contrary to law.
- 3428 2. No access way or access point driveway along a major road in a scenic corridor shall be
developed on a parcel of land which has frontage on a public road other than the major
3430 road.
- 3432 3. To the maximum extent feasible, driveways along a major or minor road shall curve or
wind so as to restrict views of the structure located on the parcel from the public
roadway.

3434 f) Permitted uses.

1. Notwithstanding any other provision of this Code, no development shall be carried out on land within a designated scenic corridor except for land designated as commercial on the future land use map and except for agricultural uses and structures.

2. Open space which is created by clustering shall be subjected to an open space easement limiting the use of the property to open space and/or agricultural purposes in perpetuity. The developer shall provide for the ownership and maintenance of the open space from which development is clustered, unless dedicated to and accepted by a public agency.

g). Nonresidential Building Design Standards

1. The development criteria enumerated in this Paragraph shall apply generally to commercial and other nonresidential structures throughout the Scenic Corridor Overlay District. However, the following structures and uses shall be exempt from these provisions:

- a. Residential structures and accessory structures thereto.
- b. Churches.
- c. Public schools.
- d. Public Utility structures.
- e. Barns and other structures accessory to a bona fide agricultural use.

2. Setbacks

- a. Structures on lots having a Commercial, Suburban Estates, or Low Density Residential future land use designation and fronting on a major or minor road as designated in Sec. 30.1045 shall have a minimum street yard setback of twenty-five (25) feet.
- b. Structures on lots having a Rural-3, Rural-5, Rural-10, or Preservation Managed Lands (PML) future land use designation and fronting on a major or minor road as designated in Sec. 30.1045 shall have a minimum street yard setback as required under Sec. 30.1046(a)(1).
- c. All properties shall meet required side and rear setbacks as set forth in the applicable zoning district.

3. Site Furnishings

- a. Benches and bollards shall be made of wood or wood-like materials.

4. Exterior Building Materials

3470 Brick, stucco or wood-type construction will be the standard exterior facade
3472 material required for all applicable development and redevelopment. Metal
buildings will only be permitted when a primary exterior facade with the
3474 appearance of brick, stucco or wood-type construction visible from Major or
Minor street is provide.

5. Color Scheme

- 3476 a. No building or structure shall exhibit more than three colors.
3478 b. Fluorescent or neon colors are prohibited.

6. Roof Design

- 3480 a. All mechanical equipment and appurtenances placed on the roof will be
3482 screened so that they are not visible from any public right-of-way.

7. Doors

- 3484 a. Main entrance doors shall be 30 to 80 percent glass. Glass shall not be
3486 required in service doors and emergency exits.

8. Awnings

3488 Awning color shall be solid and neutral, and with no more than one color on
3490 any given awning. Both awning and flat canopy treatments are permitted
3492 provided one or the other is uniformly applied to the entire building.
Internally illuminated awnings, stretch awnings on curved aluminum frames,
and backlighted awnings with plastic fabric shall be prohibited.

9. Signs

- 3494 a. Wall Signs
3496 Wall signs shall be designed as an integral architectural feature of the
3498 structure. The maximum area (expressed in square feet) of wall signs for
single-occupant buildings or buildings within a cluster shall be
3500 calculated by multiplying the building front footage by one and one-half
(1.5) feet. Placement of signs on a building shall not obscure or conflict

3502 with awnings, canopies, windows, cornices or other similar architectural details.

b. Window Signs

3504 Window signs shall not occupy more than 25 percent of available glass
3506 area, and shall not visually obstruct the display or inside of the building.
 Neon signs are not permitted.

c. Ground Signs

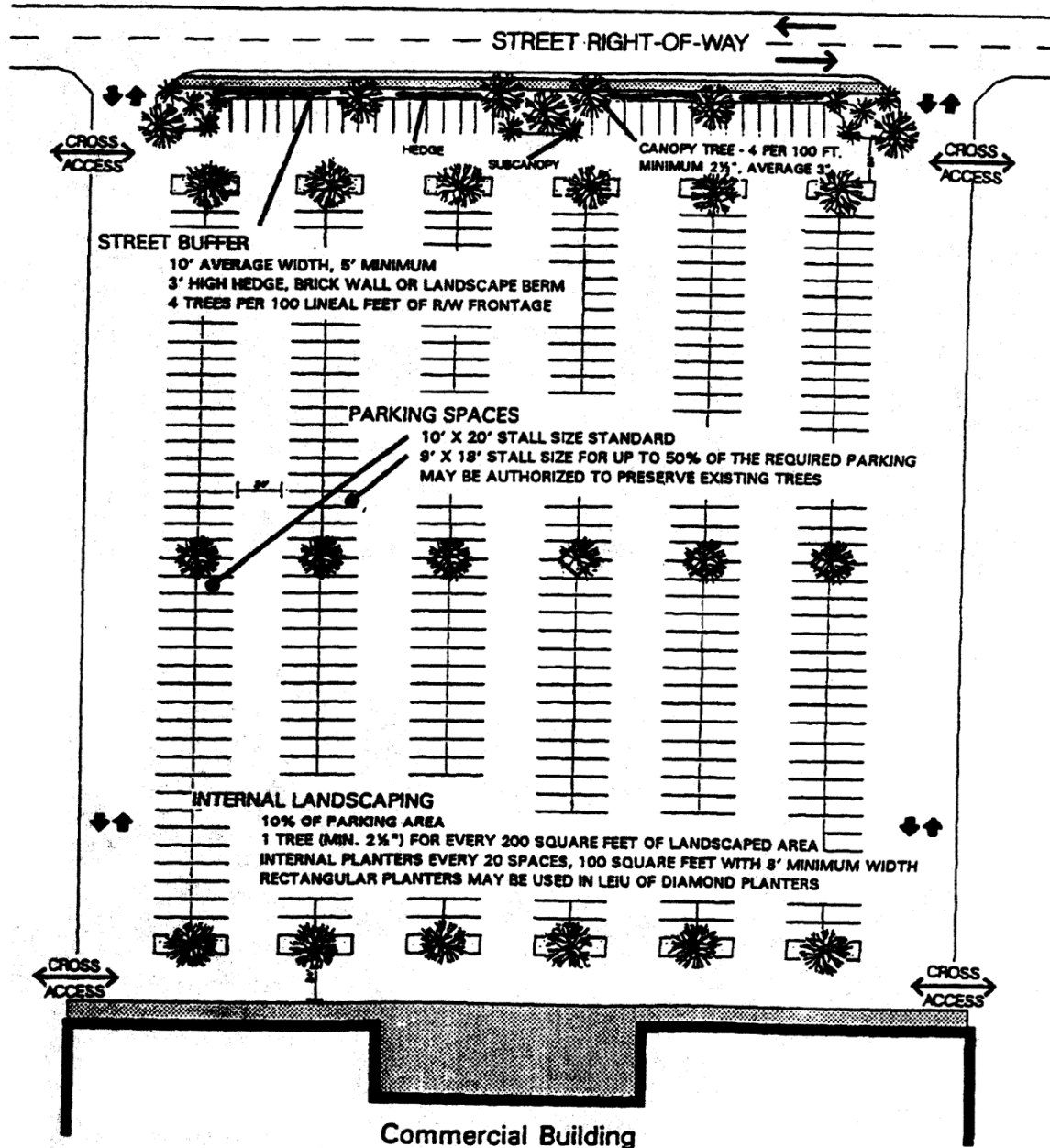
3508 Ground signs shall be designed to be compatible in appearance with the
 principal building.

d. Prohibited Signs

3510 In addition to the signs prohibited in Sec. 30.1245, the following sign
3512 types shall be prohibited:

- 3514 1. Blinking lights, changeable message boards and electronic message
 signs.
2. Reverse illuminated (receive light from an internal source) plastic signs.
- 3516 3. Reader boards and information displays.
4. Neon signs and changeable copy signs.
- 3518 5. Ground signs constructed at an angle with the façade of the associated
 building.
- 3520 6. Pole signs.
7. Billboards.

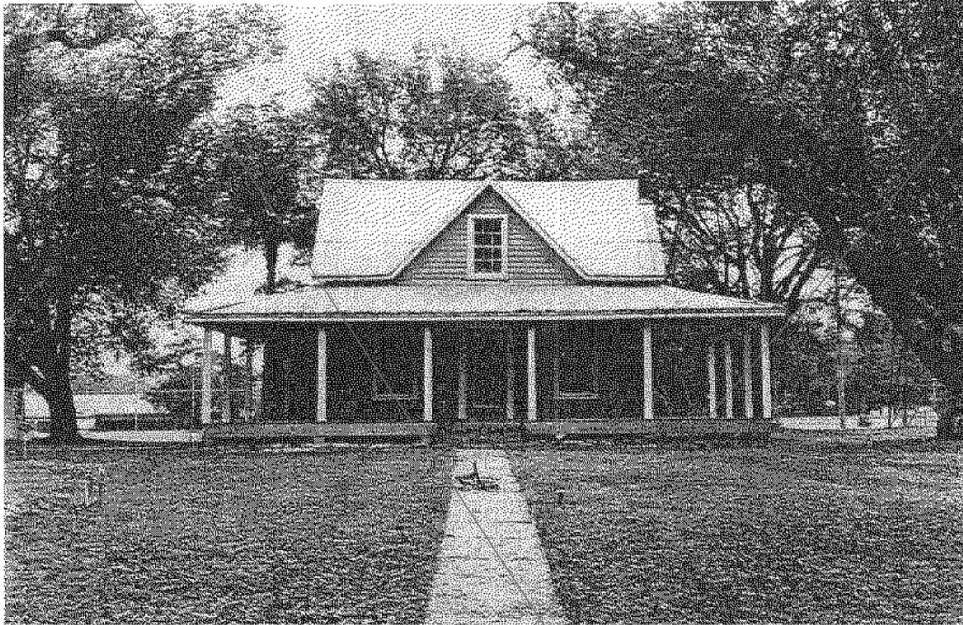
LANDSCAPING ADJACENT TO STREET RIGHT-OF-WAY AND PARKING LOT LANDSCAPING



NOTE: Variations in the width of the street buffer are encouraged to provide adequate space for meandering berms and trees. Canopy trees should be located at the farthest point from overhead utility lines.

Landscaping Adjacent to Street Right-of-Way and Parking Lot Landscaping

Structures



Structures

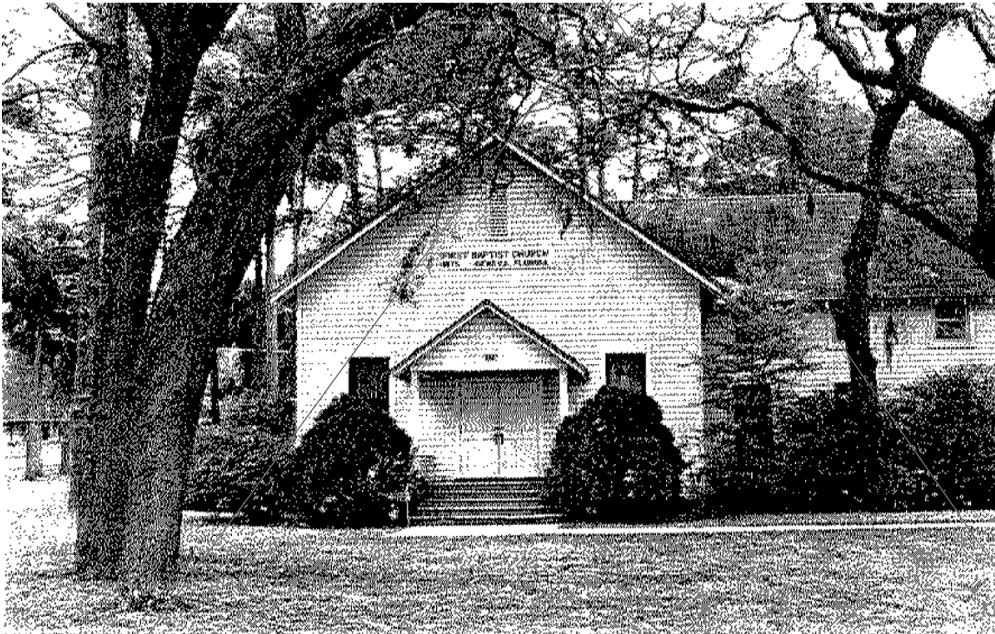


3528

Structures Pictures

3530

Structures



Signs

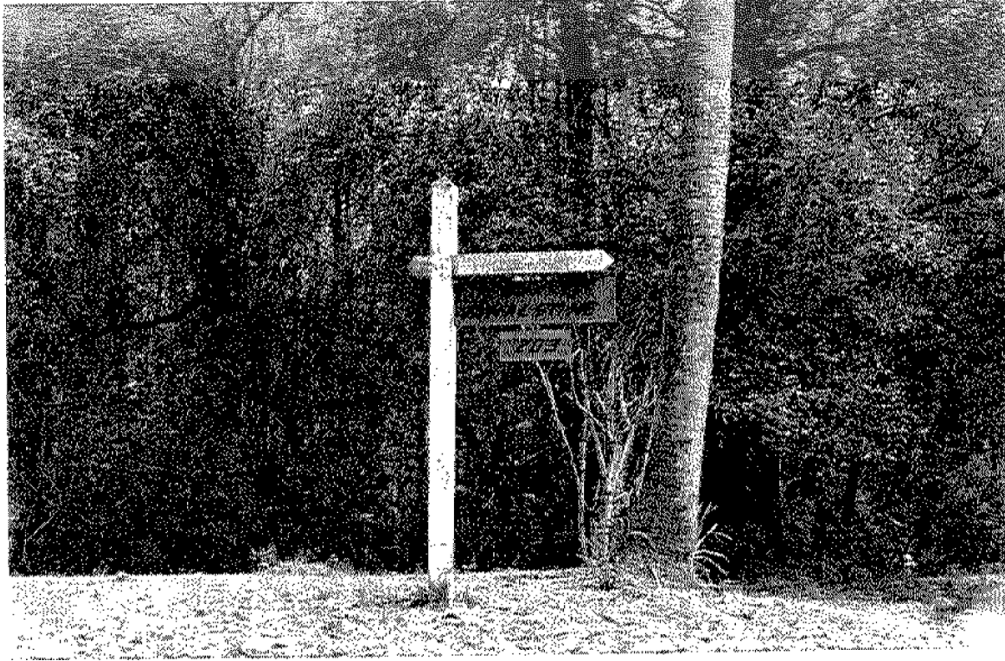


3534

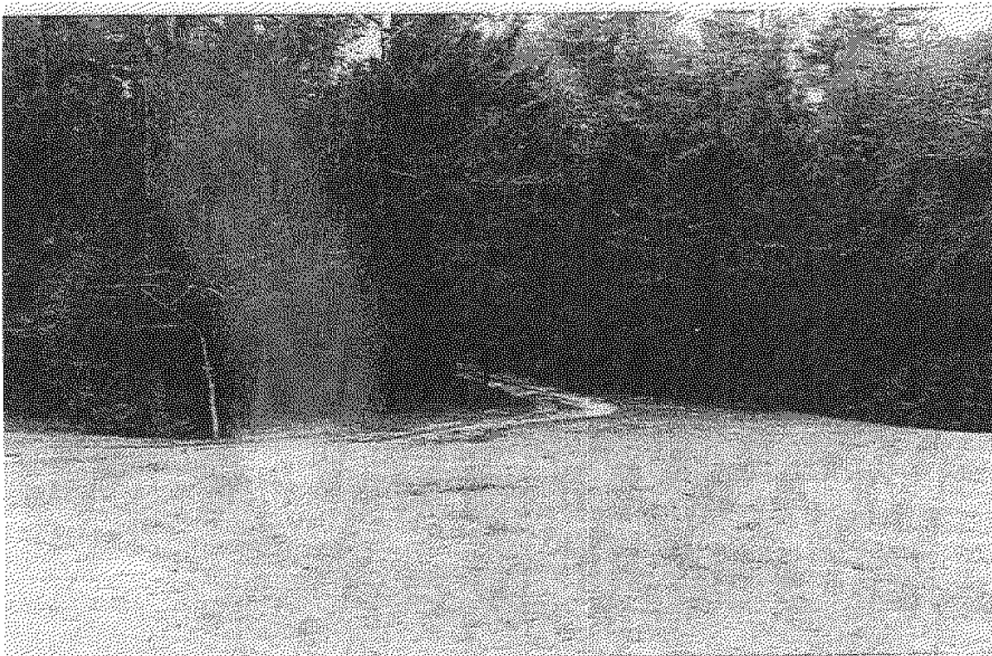
Sign Pictures

3536

Signs



Driveways

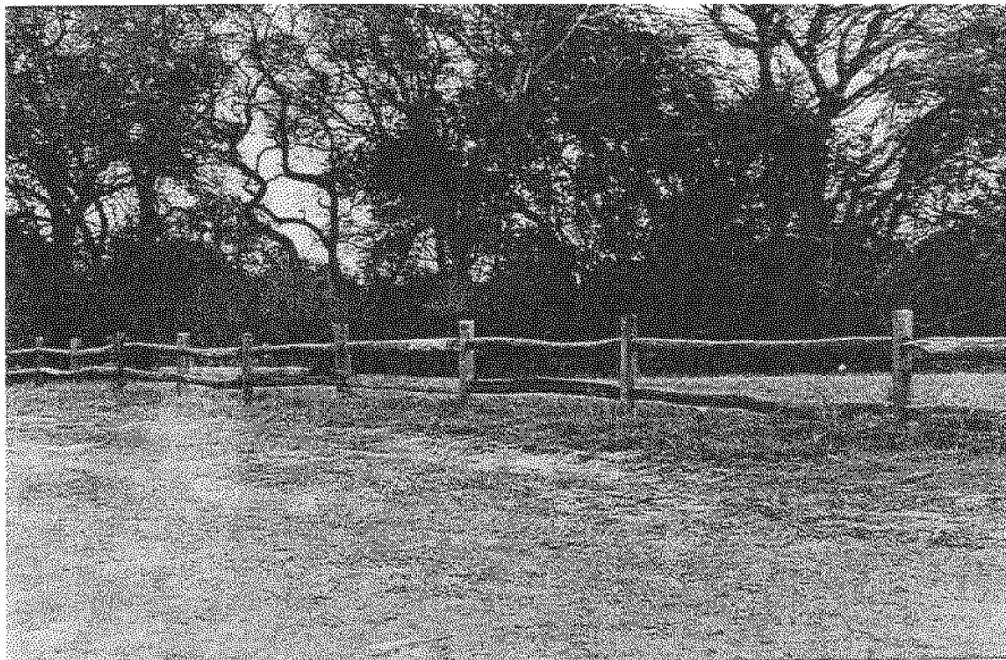


3540

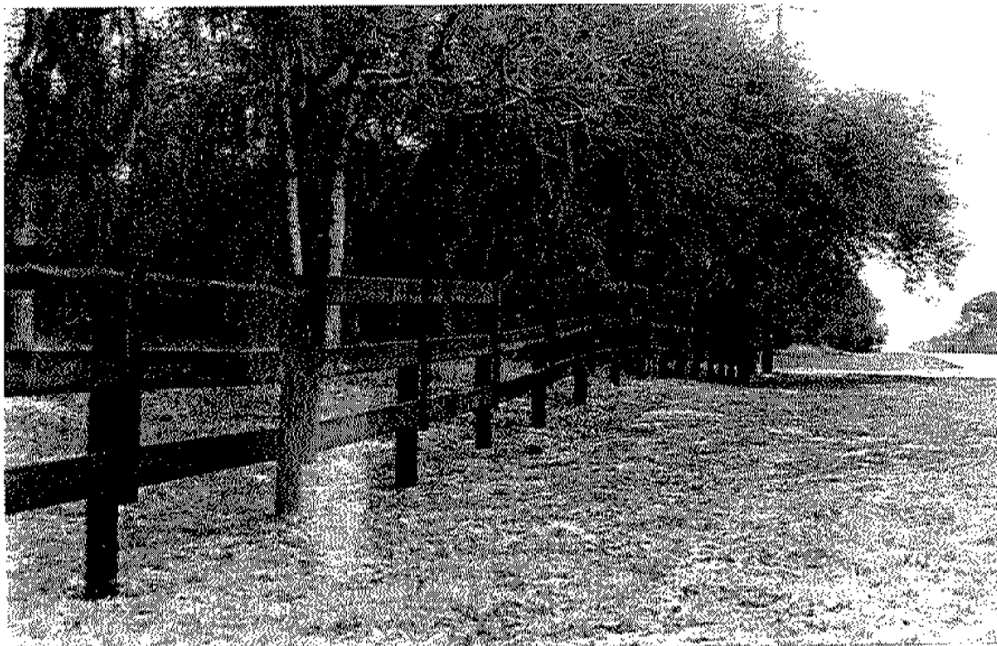
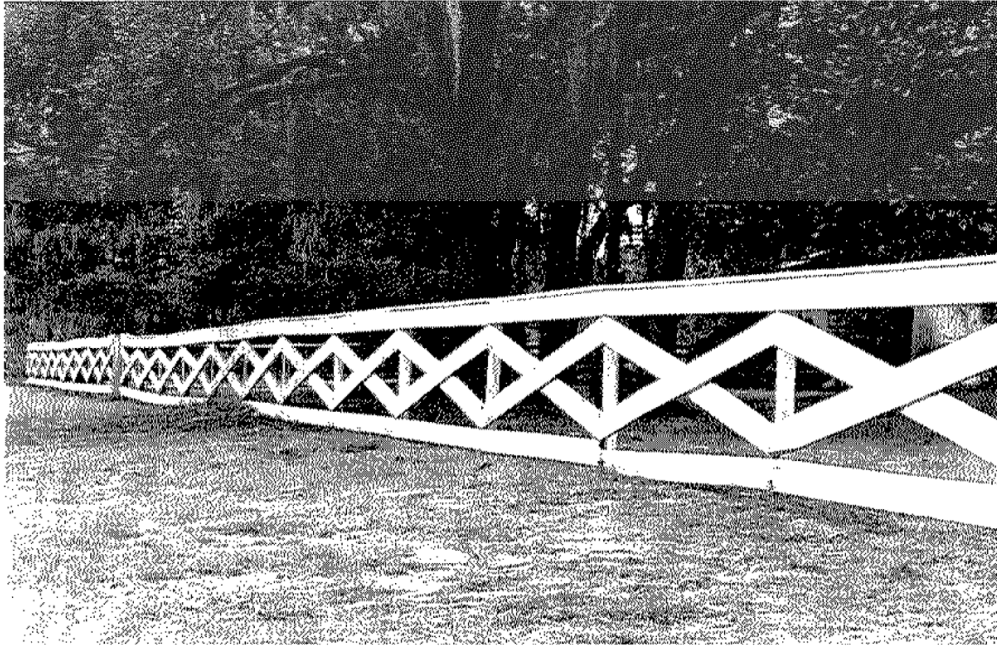
Driveway Pictures

3542

Fences



Fences



3546

Fence Pictures

3548

EXHIBIT

3550 FLORIDA NATIVE PLANT SOCIETY

935 Orange Ave., Winter Park, Florida 32789

3552 SELECTED NATIVE PLANTS
recommended for landscaping in Central Florida

Scientific Name	Common Name
Trees	
acer rubrum	red maple
agarista populifolia syn. leucothoe	fl. leucothoe
celtis levaegata	hackberry
cercis canadensis	redbud
chionanthus virginicus	fringe tree
cornus florida	flowering dogwood
crataegus spp.	hawthorn
gordonia lasianthus	loblolly bay
ilex cassine	dahoon
ilex opaca	american holly
ilex vomitoria	yaupon
juniperus silicicola	southern red cedar
liquidambar styracifua	sweet gum
liriodendron tulipifera	tulip tree
lyonia ferruginea	rusty lyonia

Scientific Name	Common Name
magnolia grandiflora	southern magnolia
magnolia virginiana	sweet bay
morus rubra	red mulberry
myrica cerifera	wax myrtle
osmanthus americanus	wild olive/devilwood
persea humilis	silk bay
persea borbonia	red bay
pinus clausa	sand pine
pinus elliotii	slash pine
pinus palustris	long leaf pine
platanus occidentalis	sycamore
prunus angustifolia	chickasaw plumb
prunus caroliniana	cherry laurel
quercus geminata	sand live oak
quercus laurifolia	laurel oak
quercus myrtifolia	myrtle oak
quercus nigra	water oak
quercus virginiana	live oak
sabal palmetto	cabbage palm

Scientific Name	Common Name
taxodium ascendens	pond-cypress
taxodium distichum	bald-cypress
vaccinium arboreum	sparkleberry
viburnum obovatum	waters viburnum
Shrubs	
aronia arbutifolia	red chokeberry
besleria racemosa	tar flower
callicarpa americana	beauty berry
erythrina herbacea	coral bean
euonymus americanus	strawberry bush
garberia fruticosa	garberia
ilex ambigua	carolina holly
ilex glabra	gallberry
illicium parviflorum	star anise
lyonia lucida	shiny lyonia
rhapidophyllum hystrix	needle palm
rhododendron viscosum	swamp azalea
rhus copallina	winged sumac
serenoa repens	saw palmetto

Scientific Name	Common Name
vaccinium myrsinites fl.	evergreen blueberry
Vines	
campsis radicans	trumpet vine
gelsemium sempervirens	yellow jessamine
lonicera japonica	japanese honeysuckle
lonicera sempervirens	coral honeysuckle
parthenocissus quinquefolia	virginia creeper
vitis rotundifolia	muscadine grape
Flowers, Herbs, Groundcovers	
aletris lutea	colic root
arisaema triphyllum	jack-in-the-pulpit
calapogon tuberosus	grass pink
gaillardia sp.	blanket flower
helianthus spp.	black-eyed susan
hymenocallis crassifolia	spider lily
lilium catesbaei	pine lily
lupinus diffusus	lupine
nephrolepis exaltata	sword fern
osunda regalis	royal fern

Scientific Name	Common Name
passiflora incarnata	passion flower
polypodium aureum	gold foot fern
pteris vittata	ladder brake fern
ruellia caroliniensis	wild petunia
satureja rigida	pennyroyal
spiranthes lanceolata	red ladies tresses
thelypteris torresiana	mariana maiden fern
tradescantia ohiensis	spiderwort
viola lanceolata	bob white violet
woodwardia areolata	netted chain fern
yucca filamenmtosa	bear grass
zamia sp.	coontie

- 3554 10.3 Lake Mary Boulevard Gateway Corridor Overlay Standards Classification – PART 56
- 10.4 Econlockhatchee River Protection Overlay Standards Classification – PART 57
- 3556 10.5 Wekiva River Protection—Seminole Estates Overlay Zoning –
- 3558 10.5.1 WEKIVA RIVER PROTECTION AREA ENVIRONMENTAL DESIGN
- 3560 STANDARDS Wekiva River Protection Area Environmental Design
- 3562 Standards. Clustering and the Planned Development (PD). On
- 3564 property having the Suburban Estates land use designation, the
- 3566 use of Planned Development ("PD") zoning may only be
- 3568 permitted if the Economic and Community Development
- 3570 Services Director or designee determines that a greater
- 3572 protection of wetlands, rare upland habitat, greenways, or
- 3574 wildlife corridors can be achieved by clustering. Natural features
- that may be protected using PD zoning include, but are not
- limited to, floodprone areas karst features, most effective
- recharge areas, or other environmentally sensitive natural
- habitat. A cluster subdivision must provide a minimum of forty
- 40% open space including intervening common useable open
- space, passive or active parks, or conservation land between
- modules or clusters of homes so to that a minimum of sixty (60)
- percent of the residential lots abut or are located across the
- street from land held for the common enjoyment of the future
- residents of the development.
- 3576 10.6 Markham Road, Longwood—Markham Road and Lake Markham Road Scenic
- Roadway Corridor Overlays – PART 59
- 3578 10.7 Chuluota Nonresidential Design Standards Zoning Overlay – PART 60
- Buffers
- 3580 a) All other buffers shall be per ~~Part 64, LDC~~ Part 14
- 10.8 Airports – PART 61
- 3582 10.9 SR 46 Scenic Corridor Overlay District – PART 62
- 10.10 State Road 46 Scenic Corridor Lighting Standards – PART 66
- 3584 Development Standards
- f) Parking areas and equipment storage areas.
- 3586 1. Parking areas. All ~~paved~~ parking areas shall meet the following standards:

(D) Each landscaped island shall be irrigated, reclaim water, if available, must be used for irrigation. Also each island shall contain one (1) canopy tree as defined by Section 30.12281295(b) of the Seminole County Land Development Code or two (2) understory trees, each with a minimum caliper of one and one-half (1½) inches and minimum height of six (6) feet at planting

10.11 SR 46 Gateway Corridor Overlay Standards Zoning Classification – PART 63

10.12 Oxford Place Overlay District – PART 75

10.13 Urban Conservation Village Design – PART 27

10.13.1 Applicability

10.13.2 Purpose

10.13.3 Development restrictions, incentive, and flexibility

b) Residential structures, excluding privacy fences, must be set at least one hundred ~~forth~~ forty (140) feet back from the center line of Myrtle Street.

e) The ~~allowable net~~ density for a Conservation Village shall be calculated, ~~pursuant to Section 30.1359 of this Code, as amended,~~ on the basis on net buildable area as defined in Sec. 2.3, exclusive of but further excluding Primary Conservation Areas, and roads.

f) ~~Notwithstanding the foregoing, a density at a maximum~~ of two (2) units per net buildable acre ~~shall be permitted~~ if all of the following conditions are met:

1. The development is connected to central water and sewer.
2. The development incorporates stormwater volume reduction by retaining on-site the difference between pre-development and post-development runoff volume for a 25-year/24-hour storm event with recovery of seventy-five (75) percent of volume within seventy-two (72) hours of the storm event.
3. The development integrates stormwater quality treatment through an offline stormwater management system which incorporates sediment forbays equal to one-half (½) of the water quality volume, as required by St. John's River Water Management District, upstream of water quality treatment areas.
4. The development implements a Greenway Ownership and Management Plan regarding its primary conservation and greenbelt areas.

~~(g)~~ f) In order to implement the purposes of this part Part, the following technical standards are required:

	10.13.4 Required Greenway
3620	10.13.5 Ownership and maintenance of greenway land and common facilities
	10.13.6 Application Process
3622	10.14 US 17-92 Community Redevelopment Area Target Zone Height Alternative Standards

3624 **PART 11 PARKING AND LOADING REGULATIONS**

11.1 Applicability

3626 11.1.1 There shall be provided, at the time of the erection of any main building or structure
3628 or at the time any main building is enlarged or increased in capacity by adding
3630 dwelling units, guest rooms or floor areas, minimum ~~off-street parking spaces~~ with
 adequate provisions for ingress and egress, in accordance with the ~~following~~
 requirements of this section.

3632 11.1.2 In addition to the above instance, bicycle parking shall be brought into compliance
 with this part at the time of any change of use or substantial rehabilitation of a
 building requiring a building permit.

3634 11.2 ~~General provisions for off-street parking and loading.~~

3636 11.2.1 *Permanent reservation.* Area reserved for off-street parking or loading in accordance
3638 with this section shall not change to any other use unless the permitted use which it
 serves is discontinued or modified, unless equivalent parking or loading space is
 otherwise provided.

11.2.2 *Additional requirements.*

3640 a) If the site is located within an Aquifer Recharge Overlay Zoning Classification see
 Part 54, Chapter 30.

3642 b) Handicapped parking spaces shall be as required and in accordance with the
 Americans With Disabilities Act and the operative Standard Building Code.

3644 c) All unpaved parking spaces shall be clearly delineated on the site plan and shall
 be organized using tire stops or other physical markers indicating their
3646 designated use. Unpaved areas to be used for parking and/or traffic circulation
 shall have a gravel, mulch, grass, turf block or other durable dust-free surface
3648 acceptable to the Public Works Director, and shall be graded for drainage and
 maintenance. These areas shall not be counted as part of required buffers or open
3650 space, and the applicable on-site retention standard for stormwater drainage shall
 apply.

3652 11.3 Quantities of Parking Required

3654 a) The minimum amount of parking required shall be consistent with "Table 11.3-A:
 Minimum Parking Required."

3656 b) Developments containing more than one use shall provide parking and loading
 spaces in an amount equal to the total of the requirements for all uses.

3658 c) Parking required may be reduced based on alternatives provided in "11.4 Parking
 Reductions and Exceptions".

- 3660 d) Where referenced, "employees" refers to the total number of employees on the
largest shift.
- 3662 e) Proposed parking may not exceed 200% of the minimum parking required unless
approved by the Development Services Director.
- 3664 f) *Determining required off-street parking and loading and unloading space.* When
units or measurements determining the number of required off-street parking
3666 and off-street loading spaces result in a measurement of a fractional space, any
fraction up to and including one-half ($\frac{1}{2}$) shall be disregarded and fractions over
one-half ($\frac{1}{2}$) shall require one (1) off-street parking or off-street loading space;
3668 provided, however, that the waiver of fractional units of measurements shall not
apply to the first off-street loading and unloading space. As required under the
3670 "off-street loading and unloading regulations," the space provided for loading
and unloading purposes shall not be construed as providing required off-street
3672 parking spaces.

TABLE 11.3-A: MINIMUM PARKING REQUIRED

Residential	
Residential Unit 1000 SF or greater Less than 1000 SF <u>Studio Apartment / Efficiency</u>	2 spaces / dwelling unit <u>1.5 spaces / dwelling unit</u> <u>1 space / dwelling unit</u>
Dormitories, Boardinghouses	0.5 spaces / Bedroom
Hotels, motels, and other lodging	1 space / dwelling unit plus 2 additional
Non-Residential	
General Business / Retail / Office (including Shopping Centers)	<u>First 10,00 sq. ft 4 spaces / 1000 sq.ft.</u> <u>Above 10,000 sq ft 3 spaces/ 1000 sq ft</u> 5 / 1000 sqft under 10,000 sqft
Libraries and museums (exhibit/public areas)	<u>3 spaces / 1000 sq.ft.</u> 5 / 1000 sqft
Restaurant (free-standing)	1 space / 4 seats <u>5 spaces/ 1000 sq ft</u>
<u>Medical Office, Veterinarians, and Kennels</u> First 3,000 SF Above 3,000 SF	<u>4 5spaces / 1000 sq.ft.</u> <u>3 spaces / 1000 sq.ft.</u>
Furniture and appliance store First 10,000 SF Above 10,000 SF	5 spaces / 1000 sqft <u>1.5 spaces / 1000 sq.ft.</u> 1.667/ 1000 sqft
Manufacturing Concerns and Warehouses	1 / 1000 sqft 1 space/ 2 employees Plus 1 space / company vehicle
Commercial - Non-Retail	1 space/ 2 employees Plus 1 space / company vehicle
Hospitals, Residential facility, Assisted living	2 1_spaces/bed
<u>Residential facility, Assisted living</u>	<u>0.5 spaces/bed</u>
Education Daycare, Preschool, and Kindergarten <u>Elementary and Middle</u> <u>High School and Above</u>	1 space/employee <u>1.75 spaces/classroom</u> <u>5 spaces/classroom</u>
<u>Recreation and Entertainment</u>	<u>1 space/7 rated patron capacity</u>

3674

<u>Assembly Spaces</u>	<u>1 spaces/ 4 seats</u>
------------------------	--------------------------

11.4 Parking Reductions and Exceptions

3676 11.4.1 *Administrative variances.* Unless inconsistent with sound engineering practices or
3678 federal or state law, the ~~Development Service Director Planning Division Manager~~
may approve a variance to the following off-street parking standards under the
following conditions:

3680 a) When granting such variance would protect and encourage the preservation of
3682 large canopy, specimen or historic trees, or significant areas of existing native
vegetation or preserve existing historic buildings:

1. *Reduction of the number of required off-street parking spaces.* A maximum reduction of
3684 one (1) parking space or five (5) percent of the total number of parking spaces required,
whichever is greater, may be permitted.

36862. *Reduction of the size of required off-street parking spaces.* Up to fifty (50) percent of the
total required number of ninety-degree parking spaces may be reduced to a stall size of
3688 nine (9) feet by eighteen (18) feet to encourage the preservation of significant trees and
native vegetation.

36903. *Reduction of the amount of paved area.* Paving requirements may be reduced up to
twenty-five (25) percent of the total number of required parking spaces. All unpaved
3692 parking spaces shall be clearly delineated on the site plan and should be located at the
periphery of the building site or otherwise located where such spaces are unlikely to be
3694 used on a continuing basis. The unpaved portion shall have a gravel, mulch, grass, turf
block or any durable dust-free surface placed atop Geoweb or another structural
3696 component to ensure vehicles are supported as approved by the Public Works Director.
The area waived from paving requirements shall not be credited as part of the required
3698 landscaped area or open space and stormwater management standards shall apply and
~~the twenty-four (24) hour/twenty-five (25) year onsite retention standard for stormwater~~
3700 ~~drainage shall apply.~~

b) For existing developed properties on small sites when granting such a variance
3702 would preserve existing infrastructure:

1. For existing developed properties of less than 3 acres: if complying with the
3704 requirements of this Part would render the property unusable for the continuation of
uses similar to the historic use of the property or require demolition of existing buildings
3706 to achieve an economically viable use, the Development Services Director may grant a
reduction in parking or parking lot landscaping requirements sufficient to continue
3708 economic viability of the property without the need to demolish buildings on the
property or adjacent sites.

3710 11.4.2 Parking Reductions:

3712 a) Notwithstanding the below, any combination of parking reductions which would
result in an overall decrease in required parking of 30% or more must be
approved by the Development Services Director and may require a parking study.

3714 b) A development may seek a reduction in the required number of parking spaces
based on the following criteria:

37161. Parking Study: Applicants may choose to submit a parking study, at their own cost,
demonstrating a lower demand for parking than required by the standards of this
3718 section. The study must be based on the Development Services Director should approve
the methodology and the study must use current editions of professionally-accepted
3720 data sources.

2. Car Share Program: One car share space be provided in lieu of up to 5 regular parking
3722 spaces. Reduction limited to the greater of 10% of spaces or 2 spaces. Requires an
executed contract with a cars hare provider. Limited to Residential or Office uses in lots
3724 requiring at least 4 car share spaces. This reduction is applicable only to parking spaces
intended for residents and employees and may not be counted towards shared parking
3726 calculations..

3. Transit-Oriented Development:

3728 a. Applicability:

1. Units or businesses within 2000 feet of a commuter rail or bus rapid
3730 transit station:
2. Units within 800 feet of bus transit with headways of not less than 15
3732 minutes from 7am to 7pm.
3. Project must follow form and design standards for the MUCD zoning
3734 district.

b. Reduction:

- 3736 1. Up to 10% of parking spaces
- 3738 2. Up to 25% of parking spaces for residential or office uses if parking
spaces are "unbundled" (sold, leased, or rented with separate pricing
and a separate lease / deed of ownership)

3740 11.4.3 Shared parking

3742 a) Parking required may be reduced with the use of a Shared Parking Table. Shared
Parking may be combined with other reductions subject to approval by the
Development Services Director provided that other reductions are applied before
3744 calculating the shared parking utilization.

b) Shared reductions are available for multiple uses on:

1. Single or multiple adjacent sites under single ownership;
2. Multiple connected sites with a Shared Use Parking Agreement sharing parking facilities;
and
3. County-managed facilities.

c) The number of minimum required parking spaces may be reduced according to "Table 11.4-A Shared Parking Table" completed as follows:

1. In Column A, enter the minimum required parking spaces for each use as specified in this section;
2. For each following column (time of day and day of week), multiply the amount in Column A by the percentage listed in that column. Enter the sum of each column in the bottom row;
3. The revised minimum required parking is the highest value in the bottom row of "Table 11.4-A Shared Parking Table".

TABLE 11.4-A SHARED PARKING TABLE

Use Utilizing Shared Parking	Minimum Required Parking	Weekday Usage			Weekend Usage		
		Mon - Fri 8am - 6pm	Mon - Fri 6pm - 12am	Mon - Fri 12am - 8am	Sat - Sun 8am - 6pm	Sat - Sun 6pm - 12am	Sat - Sun 12am - 8am
Residential	See 3-6.1	60% # sp	100% # sp	100% # sp	80% # sp	100% # sp	100% # sp
Lodging	See 3-6.1	70% # sp	100% # sp	100% # sp	70% # sp	100% # sp	100% # sp
Commercial	(see below)						
Food & Beverage	See 3-6.1	70% # sp	100% # sp	10% # sp	70% # sp	100% # sp	20% # sp
Office, Industrial	See 3-6.1	100% # sp	20% # sp	5% # sp	5% # sp	5% # sp	5% # sp
All Others	See 3-6.1	90% # sp	80% # sp	5% # sp	100% # sp	70% # sp	5% # sp
Industrial	See 3-6.1	100% # sp	20% # sp	5% # sp	5% # sp	5% # sp	5% # sp
Place Of Assembly	See 3-6.1	40% # sp	100% # sp	10% # sp	80% # sp	100% # sp	50% # sp
Total Required Spaces	# sp	# sp	# sp	# sp	# sp	# sp	# sp

11.5 Electric Vehicle (EV) Readiness.

11.5.1 Purpose.

- a) The requirements of this Part are intended to provide electric vehicle charging abilities distributed throughout the County to serve public mobility needs, prepare for emerging electric vehicle technologies, improve air quality, and achieve County sustainability goals.

3766 11.5.2 Applicability.

3768 a) The requirements of this Part shall apply to new development or substantial
enlargement of structures. Only the new parking spaces added as part of a
substantial enlargement are subject to the requirements of this Section.

3770 11.5.3 General Requirements.

a) EV Readiness requirements are categorized in two levels as follows:

- 3772 1. EV Capable: These parking spaces prepare for future Electric Vehicle Supply
Equipment (EVSE) installation by providing dedicated electrical capacity in the
3774 service panel (40amp breaker for every two EV Capable two spaces) and
conduit to the EV Capable space. These spaces do not require wiring to the
3776 space or a receptacle.
- 3778 2. EVSE Installed: These parking spaces are reserved for EVs and provide drivers
the opportunity to charge their electric vehicle using EV charging stations
rated at a minimum of 32amp 7.2 kW. These spaces should be installed per the
3780 requirements of the National Electrical Code (NFPA 70) as adopted and
amended by the State of Florida.

3782 11.5.4 Number of Spaces Required.

a) The EV parking requirements are based on a percentage of the minimum required
3784 parking spaces of this Part.

<u>TYPE</u>	<u>EV Capable**</u>	<u>EVSE Installed (threshold)**</u>
Certified Affordable Multi-family Housing	<u>20%</u>	<u>N/A</u>
Structured Parking (except Certified Affordable Multi-family Housing)	<u>20%</u>	<u>2%</u> <u>(requirement begins at 50 spaces)</u>
<u>Surface Parking:</u>		
<u>Multifamily and Hotel</u>	<u>20%</u>	<u>2%</u> <u>(requirement begins at 50 spaces)</u>
<u>Commercial (non-residential)*</u> <u>(office, retail, and public, recreational & institutional uses)</u>	<u>10%</u>	<u>2%</u> <u>(requirement begins at 250 spaces)</u>
<u>Industrial</u> <u>(employee parking only)</u>	<u>10%</u>	<u>2%</u> <u>(requirement begins at 250 spaces)</u>
<u>*Commercial projects for fuel retailers in which <i>automotive services</i> is the primary use are excluded from requirements contained in this Section.</u>		
<u>**All partial space requirements are rounded down.</u>		

3786

11.5.5 Location.

3788

a) For PD rezones and major PD amendments, the number of EV Capable and EVSE Installed required spaces will be indicated on the MDP and placement identified

3790

during the final engineering/site plan approval, for all other projects the Placement of the EV Capable and EVSE Installed required spaces must be identified

3792

during the final engineering/site plan approval process.

11.5.6 Design.

3794

a) Charging equipment must be mounted on the wall or on a structure at the end of the electric vehicle parking space provided.

3796

b) No charging devices may be placed within the dimensions of a space, on the sides, or entrance to a space.

3798

c) When cords and connectors are not in use, retraction devices or locations for storage shall be located sufficiently above the pedestrian surface and the parking lot as to reduce conflicts with pedestrians and vehicle maneuvering.

3800

lot as to reduce conflicts with pedestrians and vehicle maneuvering.

3802

d) Cords, cables, and connector equipment shall not extend across the path of travel in any sidewalk or walkway.

e) Equipment mounted on structures such as pedestals, lighting posts, bollards, or other device shall be located in a manner that does not impede pedestrian, bicycle, or transit travel.

f) Alternative designs may be approved by the Planning and Development Division Manager.

g) Additional landscape screening may be required for mechanical equipment such as transformers associated with charging equipment, consistent with mechanical equipment screening requirements.

11.5.7 Accessibility.

a) A minimum of one (1) EVSE Installed space must be located adjacent to an ADA designated space to provide access to the charging station.

b) The accessible space must be designated as an EV reserved space.

c) The EVSE Installed accessible spaces should have all relevant parts located within accessible reach, and in a barrier-free access aisle for the user to move freely between the EVSE and the electric vehicle.

11.5.8 Signage.

a) All EVSE Installed parking spaces should be designated consistent with MUTCD standards.

11.6 Design of off-street parking spaces.

11.6.1 Landscaping of off-street parking areas

a) Off-street parking areas must meet the landscape requirements of <crossreference>.

11.6.2 Dimensional requirements of off-street parking spaces.

a) Except where otherwise specified in this Code or Federal or State law, an off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet, exclusive of access drives or aisles thereto

b) Up to 80% of spaces provided may shall have a minimum net area of one hundred and sixty-two (162) square feet, a minimum width of nine feet (9'), and a minimum length of eighteen feet (18'). Parallel parking spaces may be reduced to nine feet (9') in stall width.

b) Curbs, Wheel Stops, and Encroachments.

1. The maximum height of curbs shall be six inches where the overhang of bumpers is anticipated. The maximum height of wheel stops shall be five inches.

2. Where the curb abutting the pedestrian walkway is used as a wheel stop, the walkway shall be a minimum 7 feet wide to accommodate up to 2 feet of vehicle overhang.

3. Where a curb or wheel stop is provided, the overhang of a motor vehicle past the curb or wheel stop may be counted as part of the required parking module. The adjacent parking stalls may be reduced by 2 feet as measured from the face of the curb or wheel stop.

c) Parking spaces for properties assigned the R-AH zoning classification and having a triplex use buildings with 3 or more units shall have parking spaces with a minimum net area of one hundred and sixty-two (162) square feet, a minimum width of nine feet (9'), and a minimum length of eighteen feet (18').

d) Off-street space requirements at various parking angles.

1. Except as otherwise provided in this Part, off-street parking areas shall be so designed so as to meet the minimum dimensions as shown in the following table:

Parking Angle (Degrees)	Stall Width (Feet)	Stall to Curb (Feet)	Access Aisle One-Way (Feet)	Curb Length (Feet)
0	10.0	10.0	12.0	22.0
30	10.0	18.7	12.0	20.0
40	10.0	20.5	13.0	15.6
45	10.0	21.2	13.0	14.1
50	10.0	21.8	13.0	13.1
60	10.0	22.3	18.0	11.6
70	10.0	22.2	18.0	10.6
80	10.0	21.4	24.0	10.2
90	10.0	20.0	24.0	10.0

e) Required parking spaces may be reconfigured or redesigned to accommodate additional parking spaces for smaller vehicles including two-wheeled vehicles and neighborhood electric vehicle provided that:

- 3856 1. The reconfiguration does not exceed the greater of 1 space or 5% of the minimum required
3858 parking spaces except that the Development Service Manager may approve the conversion of a
larger number of spaces based on evidence provided by the applicant that site users will favor
alternative vehicles.
- 3860 2. The conversion must be reversible to provide parking spaces meeting the requirements of this
part with restriping alone.
- 3862

11.6.3 Circulation in Parking Areas:

3864 a) Minimum accessway shall be twelve (12) feet for one-way traffic twenty-four (24)
feet for two-way traffic.

3866 b) Schools and Day Care Centers must provide adequate off-street space for loading
and unloading of children. Off-street loading and unloading area requirements.

3868 On the same premises with every building, structure, or part thereof, erected and
occupied for manufacturing, storage warehouse, food processing or wholesale
3870 distribution plant, goods display, department store, wholesale store, market, hotel,
office, hospital, mortuary, laundry, dry cleaning, or other uses similarly involving the
3872 receipt of distribution by vehicles of materials or merchandise, there shall be
provided and maintained on the lot adequate space for the maneuvering, standing,
3874 loading, and unloading services in order to avoid undue interference with public use
of the streets or alleys.

3876 c) *Off-street loading and unloading space defined.* An open, hard-surfaced area, other
than a street or public way, the principal use of which is for standing, loading and
3878 unloading of motor trucks, tractors, and trailers. Such space shall not be less than
twelve (12) feet in width, fifty-five (55) feet in length and fourteen (14) feet in
3880 height, exclusive of access aisles and maneuvering space.

d) *Criteria specified.* For every building or structure or part thereof having an area
3882 five thousand (5,000) square feet or more of building floor area and used for the
purposes mentioned above, off-street loading and unloading spaces shall be
3884 provided in accordance with the following guidelines:

Category	(Square Feet)	Gross Floor Area Spaces Required
Manufacturing	5,000—20,000	1 Space Plus 1 Space Per Each Additional 50,000 Square Feet
Warehouse	5,000—20,000	1 Space Plus 1 Space Per Each Additional 50,000 Square Feet
Retail Sales	5,000—10,000	1 Space Plus 1 Space Per Each Additional 25,000 Square Feet
Service Establishments	5,000—20,000	1 Space Plus 1 Space Per Each Additional 50,000 Square Feet
Commercial Recreation	5,000—50,000	1 Space Plus 1 Space Per Each Additional 50,000 Square Feet
Restaurants	5,000—10,000	1 Space Plus 1 Space Per Each Additional 25,000 Square Feet
Office	10,000—150,000	1 Space Plus 1 Space Per Each Additional 150,000 Square Ft
Institutions	10,000—50,000	1 Space Plus 1 Space Per Each Additional 50,000 Square Feet
Public Buildings	5,000—50,000	1 Space Plus 1 Space Per Each Additional 50,000 Square Feet

3886 11.7 Miscellaneous design standards – SEC 30.1233

3888 a) *Hours of operation.* Non-residential uses with after-hour deliveries or service for
3890 late-night customers can generate noise and light during evening hours which may
3892 adversely impact adjoining residences. When these activities occur on the side of a
3894 building site adjoining residences, the hours of operation may be limited during
3896 the development approval process to any combination of hours between 7:00 a.m.
3898 and 11:00 p.m. as determined on a case-by-case basis by the Planning and
Development Division Manager prior to issuance of any building permit for new
construction, a building addition or a change in use; provided that in no event
shall the ~~Planning Manager~~ Development Services Director limit the hours of
operation to less than twelve (12) consecutive hours. In the case of a rezoning to
Planned Development (PD), the Board of County Commissioners shall make the
appropriate findings for such limitations.

3900 b) *Cross-access easements.* All development except single-family residential and
3902 duplex uses, with parking lots or other direct access to a public road shall, as part
3904 of the development approval process, establish cross-access easements which
provide for the internal connection of the parcel to adjacent parcels unless the
county engineer Public Works Director makes a finding that such joint-access is
not feasible or practicable based upon circumstances unique to the properties

Bicycle Parking Requirements

3906 11.7.2 Applicability

3908 a) Bicycle parking shall be provided in accordance with the standards of this Part and
shall be made available prior to the issuance of any Certificate of
Occupancy/Completion for the use being served.

3910 11.7.3 General Bicycle Parking Requirements.

3912 a) Bicycle parking shall consist of short-term bicycle parking and long-term bicycle
parking as required.

3914 1. Short-term bicycle parking is generally intended to be used for less than two hours.
Typical uses include visitors and customers of retail, restaurants, or medical offices.
Short-term bicycle parking may include outdoor bicycle parking spaces and bicycle racks
not protected from the weather. Short-term bicycle parking should be easily located and
accessible to first-time visitors.

- 3918 2. Long-term bicycle parking is generally intended for use for four or more hours. Typical
3920 users include residents and employees. Long-term bicycle parking must be in a format
3922 intended to provide security for longer term usage such as bicycle lockers, restricted
3924 access fenced areas or rooms, or continuously monitored indoor spaces. When feasible,
3926 long-term parking spaces should be covered. Areas provided inside of multi-story office
buildings for employees and visitors counted as long-term bicycle parking must be
accompanied by an approved bicycle plan showing the access route and describing
operational hours and security measures.
- b) Covered bicycle parking is encouraged wherever the design of the building or use
being served accommodates such facilities.

3928 11.7.4 Quantity of Bicycle Parking Required

3930 a) The minimum number of bicycle parking space required is described in "Table 11.7-A Minimum Number of Bicycle Parking Spaces Required"

<u>Land Use</u>	<u>Long-Term</u> ⁽¹⁾	<u>Short-Term</u> ⁽¹⁾
<u>Residential</u>		
<u>Residential, Multi-Family</u>	<u>1:5 units</u> <u>(minimum 2)</u>	<u>1:10 units</u>
<u>Hotels, Motels and other Lodging</u>	<u>1:30 Rooms</u>	<u>4 spaces plus 1:25,000 sf</u> <u>of ballroom/function area</u>
<u>Non-Residential</u>		
<u>General Business / Retail</u>	<u>1:25,000 sf</u>	<u>1:7,500 sf (minimum 4)</u>
<u>Office</u>	<u>1:15,000 sf</u>	<u>1:25,000 sf (minimum 4)</u>
<u>Libraries and Museums (exhibit/public areas)</u>	<u>1:25,000 sf</u>	<u>1:10,000 sf (minimum 4)</u>
<u>Restaurant (free-standing)</u>	<u>1:25,000 sf</u>	<u>1:7,500 sf (minimum 4)</u>
<u>Medical Office, Veterinarians, and Kennels</u>	<u>1 per 5 employees</u>	<u>1:25,000 sf (minimum 4)</u>
<u>Furniture and appliance store</u>	<u>1 per 5 employees</u>	<u>4 spaces plus 1:50,000 sf</u>
<u>Manufacturing Concerns and Warehouses</u>	<u>1:30,000 sf</u>	<u>4 spaces plus 1:50,000 sf</u>
<u>Commercial - Non-Retail</u>	<u>1 per 5 employees</u>	<u>4 spaces plus 1:50,000 sf</u>
<u>Hospitals</u>	<u>1:50,000 sf</u>	<u>8 spaces plus 1:50,000 sf</u>
<u>Residential facility, Assisted Living</u>	<u>1 per 5 employees</u>	<u>1 per 5 employees</u>
<u>Education:</u>		
<u>Daycare, Preschool, and Kindergarten</u>	<u>1:5 classrooms</u>	<u>8 spaces</u> <u>plus 1:10,000 sf Assembly Space</u>
<u>Elementary, Middle, and High</u>	<u>3:1 classroom</u>	<u>8 spaces</u> <u>plus 1:10,000 sf Assembly Space</u>
<u>College, University, Adult</u>	<u>3:1 classroom</u>	<u>8 spaces</u> <u>plus 1:10,000 sf Assembly Space</u>
<u>Recreation and Entertainment</u>	<u>1:25,000 sf</u>	<u>1 / 40 rated patron capacity</u> <u>(minimum 8) ⁽²⁾</u>

<u>Assembly Use</u>	<u>1:25,000 sf</u>	<u>1 / 20 rated patron capacity (minimum 8) ⁽²⁾</u>
sf = square feet		

3932 **Table 11.7-A Minimum Number of Bicycle Parking Spaces Required**

3934 **Table Notes:**

1. "sf" indicates square feet
39362. Visitor spaces for assembly and entertainment uses typically host visitors for between 2 and 4 hours constituting an intermediate between short-term and long-term parking. For these uses design variations may be approved by the Development Services Director which increase security, improve weather protection, and provide reasonable wayfinding
- 3938 Maximum spaces. For uses requiring more than 25 spaces for a single building, the Development Services Director may waive the provision of more than 25 spaces provided that at least 2 spaces are provided near each public or employee entrance.
39403. Maximum spaces. For uses requiring more than 25 spaces for a single building, the Development Services Director may waive the provision of more than 25 spaces provided that at least 2 spaces are provided near each public or employee entrance.
- 3942 that at least 2 spaces are provided near each public or employee entrance.

3944 **11.7.5 Location.**

- a) Short-term spaces shall be located within 50 feet of the main entrance to the building as measured along the most direct pedestrian access route. For a building with more than one entrance, the bicycle parking must be distributed along all facades with a main entrance, and located within 50 feet of at least one main entrance, as measured along the most direct pedestrian access route. When more than 6 spaces are required per entrance, additional parking may be provided at a secondary location, such as a parking garage, not more than 200 feet from the principal entrance with directional signage indicating its location.
- b) Long-term bicycle parking must be located on the same building site as the use being served. All long-term bicycle parking spaces must be located within 200 feet of a main, operational entrance to the building.
- c) Bicycle parking facilities may be located in the rear 50% of any required front yard setback, but shall not be located in any vehicle parking space required under this Part, except where a vehicle parking space is specifically converted to bicycle parking spaces by approval of the Development Services Director.

3960 d) Bicycle parking located within a parking garage must be located within 50 feet of
3962 a pedestrian access point which includes an elevator or first floor sidewalk
connection. If the bicycle parking is located within an enclosed room within the
3964 parking structure, the distance requirement to an elevator or pedestrian entrance
is no more than 200 feet.

11.8 Parking Garage Design Guidelines

3966 11.8.1 Intent and Purpose:

3968 Parking Garage Design Guidelines, within the Zoning Regulations, intend to provide
for architectural appeal and compatibility of the size, scale, intensity/mass and image
3970 of the parking garage structures with adjacent buildings and with the context of the
surrounding area/neighborhood.

3972 Parking garages have significant visual impact with their large mass structures on the
overall development and image of the community. Parking structures also consume
3974 land, interrupt the street wall, and can have a negative impact on pedestrian realm if
not integrated with other land uses, such as street level retail, residential and
3976 commercial activities. Parking structures can be visually overpowering if not well
designed and sensitively sited.

11.8.2 Applicability:

3978 a) Parking Garage Design Guidelines, within the Zoning Regulations, are
3980 supplementary to the other regulations within the Land Development Code and
Building/Fire/Life Safety Codes of the County.

3982 b) All future parking garages shall comply in their design to the maximum extent
with these guidelines.

3984 c) These guidelines shall apply to parking garages (multiple levels) and parking decks
(single level) but shall not apply to underground parking structures (at least half
3986 the floor height below grade) and shall not apply to parking garages within the
interior of projects that are not visible on the exterior street.

11.8.3 General Requirements:

3988 a) Elevations shall be provided for all facades of a parking garage that are not
screened with other buildings.

3990 b) A landscape plan shall be provided.

3992 c) A circulation plan shall be provided showing both vehicular and pedestrian
circulation.

11.8.4 Design Principles:

- 3994 a) **Parking structures shall complement the nearby buildings:** Parking structures
3996 shall blend into style and scale of the context and not be designed as purely
 utilitarian structures
- 3998 b) **Respect pedestrian environment:** Design shall respect the human scale
 incorporating building materials and details that add to or preserve the
 pedestrian experience
- 4000 c) **Minimal pedestrian/vehicular conflict:** vehicular access, entry, circulation shall
 be designed to prioritize pedestrian movement and patterns.
- 4002 d) **Architectural Integrity:** Parking structures shall have features and building
 materials that complement the primary or adjacent structures
- 4004 e) **Integrate Landscaping:** Substantial landscaping shall buffer views of parking
4006 structures, obstruct glare, and provide a transition in scale between the structure
 and the public realm around it.

11.8.5 Design Guidelines:

- 4008 a) **Siting:**
1. Parking structures should be located away from public streets and high pedestrian use
4010 areas screened by other buildings with habitable uses.
2. Landscape setbacks with a minimum dimension of 10 feet shall be provided on all sides
4012 of the parking structure except where habitable buildings frontages are provided at the
 ground level. In zoning districts with larger street front setbacks, those larger setbacks
4014 shall apply.
3. Parking Garages adjacent to plazas or squares are discouraged; if they must occur, they
4016 shall be lined with habitable building frontages.
4. Locating parking structures adjacent to properties containing or designated for single-
4018 family, residential uses, schools or community parks is strongly discouraged. If other
 locations are not viable, consideration will be given to parking structures that are setback
4020 a minimum of 20 feet from these areas, are limited to a maximum height of 30 feet or
 three (3) stories and contain buffer landscaping and/or architectural features to screen or
4022 minimizes views of vehicular uses.
5. Avoid garage vehicular exit locations where the glare of headlights on departing cars
4024 would have adverse impact on uses across the street.
6. Appurtenances (i.e., transformers, ventilation shafts, etc.) shall be located outside of any
4026 required setback and shall be screened from public view.
- b) **Structure Design:**

40281. Exterior elevations should incorporate design components and materials utilized and compatible with the primary building(s).
40302. Garage corners that are visible to the public realm should be treated with architectural features
40323. Parapet walls. On all levels where parking is provided adjacent to an exterior wall, all façades shall have exterior opaque walls a minimum height of 42 inches above any
- 4034 finished grade and any finished floor.
4. The sloping nature of the interior structure shall not be exposed, repeated, or revealed
- 4036 on the exterior façade. Ramping in parking structures shall be internalized or screened to avoid an angular geometry to the perimeter of the structure.
- 4038 c) Screening
1. Public façades of Structured Parking: When a parking structure façade is
- 4040 adjacent to or facing any public park or plaza, public right-of-way, public
- sidewalk, or private street, façades shall comply with the following:
- 4042 a. Screening elements shall be designed in a structurally sound manner and have
- a gap of no more than 18 inches from the frame of the screening element to the
- 4044 wall opening. Alternative decorative elements which provide an equivalent level
- of screening may be allowed in an accessory parking structure where such
- 4046 elements are employed to match the architectural character of the main building.
- Mesh or decorative panels, louvers, green walls, tinted or sandblasted opaque
- 4048 spandrel glass, or similar screening elements shall be used. Where mesh or other
- materials containing openings are used in conjunction with the screening frame,
- 4050 no individual opening shall exceed four square inches. Chain link fencing and
- similar screening elements shall be prohibited as an allowable mesh or similar
- 4052 screening element.
- b. A total of at least 50 percent of such exterior building wall, or portion thereof,
- 4054 with adjacent parking spaces shall consist of opaque materials which may include
- permitted signs, graphic or sculptural art, decorative screening or latticework.
- c. Perforated metal does not effectively prevent glare in all cases, therefore shall
- 4056 not be used as the primary screening material. It can be used in combination with
- 4058 other screening techniques so that the light spill measured at the parcel line is
- not more than 0.5 footcandles. Pedestrian Safety:
- 4060
- d) Lighting
40621. Parking garages should utilize full spectrum lighting to increase safety and comfort. The
- placement of fixtures should be designed to minimize light pollution from the garage.

40642. Lighting shall be designed to reduce light spillage outside the parking structure according to the following:

4066 a. Internal illumination shall be screened so that internal light sources shall not be visible from the adjacent public right-of-way or adjacent parcels.
4068 Light fixtures directly visible from the exterior of a parking structure shall be directed internally upward or shall contain shielded fixtures to prevent
4070 such visibility.

b. Rooftop lighting shall be located at an elevation height less than the top of the nearest exterior perimeter rooftop wall; or shall be setback a
4072 minimum of 15 feet from the exterior perimeter of the rooftop wall at a
4074 maximum mounted height of 12 feet above finished floor with cutoff
light fixtures that have a maximum 90-degree illumination.

4076 c. Lighting levels measured at the property line of parcels adjacent to the structured parking deck shall not be greater than 0.5 footcandles.

40783. Interior walls and ceilings should be painted a light color to improve illumination and safety.

40804. All exposed mechanical equipment and piping should be painted to match the interior of the structure.

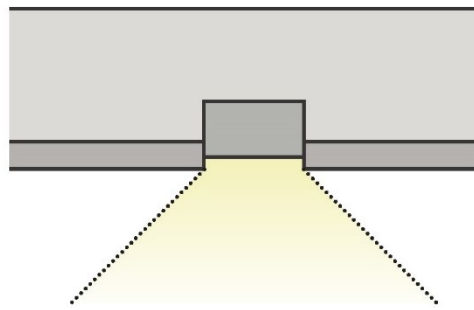
40825. Shielding:

a. Utilize shielded fixtures to minimize light pollution and glare from both
4084 within and outside the garage.

b. Structural shielding, Lighting fixture shielding, or Indirect lighting as
4086 depicted below can be used to prevent glare.

c. Acceptable lighting designs include the following:

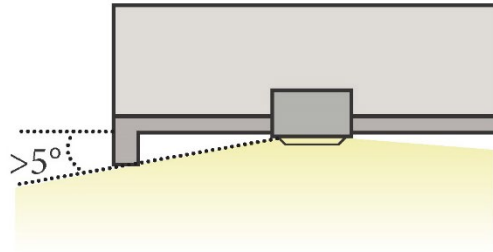
4088 1. Recessed fixture incorporating a lens cover that is either recessed or flush with the bottom surface of the canopy



4090

4092

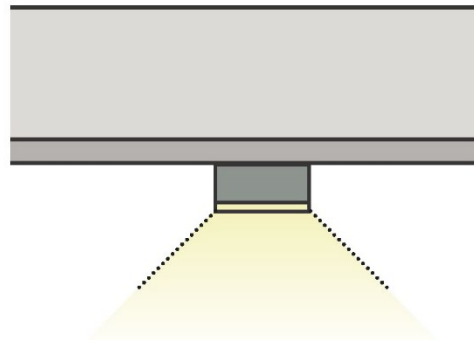
2. Recessed fixture incorporating a lens cover that is either recessed or flush with the bottom surface of the canopy.



4094

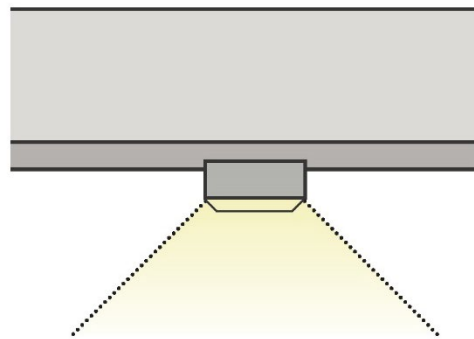
3. Light fixture incorporating shields or is shielded by the edge of the canopy itself, so that light is restrained to 5 degrees or more below the horizontal plane.

4096



4098

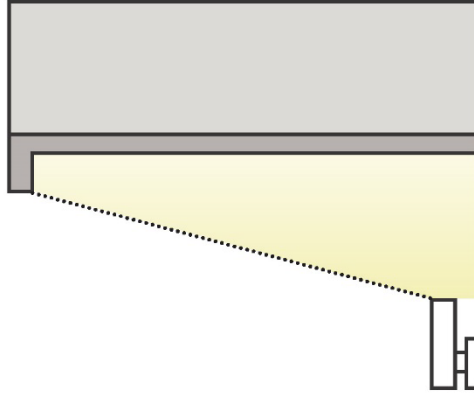
4. Surface mounted fixture incorporating a flat glass that provides a cutoff design or shielded light distribution



4100

5. Surface mounted fixture measuring no more than 2 feet by 2 feet, with a lens cover that contains at least 2% white fill diffusion material

4102



4104 6. Indirect lighting where light is beamed upward and then reflected
 4106 down from the underside of the canopy, provided the fixture is
shielded so that direct illumination is focused exclusively on the
underside of the canopy.

4108 e) Pedestrian Safety:

1. Pedestrian circulation should be delineated and separated from automobile circulation.
 4110 Interior pedestrian paths should be visible to drivers and delineated to differentiate them
from vehicle travel aisles.
41122. The use of landscaping, walkways and decorative hard scape should be used to
emphasize pedestrian areas.
41143. Elevator and stair shafts, mechanical rooms and similar visual disruptions should be
located to minimize the obstruction of views between drivers and pedestrians.
41164. Pedestrian access should be designed to safely avoid pedestrian entry and exit of the
garage via vehicular ramps and provide a minimum five (5)-foot wide pedestrian
 4118 sidewalk associated with each vehicular access driveway.

f) Bicycle Parking:

- 4120 1. Bicycle parking should be located on the level with the most convenient access, and
adjacent to a vehicular entry or have a separate protected and signed entrance.
- 4122 2. Bicycle parking located within a parking garage must be located within 50 feet of a
pedestrian access point which includes an elevator or first floor sidewalk connection. If
 4124 the bicycle parking is located within an enclosed room within the parking structure, the
distance requirement to an elevator or pedestrian entrance is no more than 200 feet.

g) Lighting:

1. Parking garages should utilize full spectrum lighting to increase safety and comfort. The
 4128 placement of fixtures should be designed to minimize light pollution from the garage.

2. Utilize shielded fixtures to minimize light pollution and glare from both within and
4130 outside the garage.
3. Interior walls and ceilings should be painted a light color to improve illumination and
4132 safety.

h) Noise:

41341. Locate all stationary noise-generating equipment, such as ventilation fans, air
compressors and portable power generators, as far away as possible from businesses,
4136 residences, or other noise-sensitive land uses.

2. Paving surfaces within parking structures shall be used to reduce tire squeal.

4138 i) Special contextual guidelines:

1. Office Parks and Multi-family Communities
- 4140 Direct, dedicated pedestrian connections shall be provided between parking
structures and all buildings served. If these connections are adjacent to
4142 surface parking or other vehicular use areas, landscaping shall be provided.
2. Mixed-Use Projects
- 4144 See additional standards for the MUCD Zoning District.

PART 12 Floodplain Management – PART 51 (UPDATED PER ORDINANCE 2022-

4146 23

12.1 Division 1

4148 12.2 Division 2

12.3 Division 3

4150	PART 13	SIGN REGULATIONS	– PART 65
	13.1	Purpose, intent, and definitions	
4152	13.2	Substitution of noncommercial speech for commercial speech	
	13.3	Sign standards	
4154	13.4	General provisions	
	13.5	Prohibited signs	
4156	13.6	Nonconforming signs	
	13.7	Building permit required	
4158	13.8	Outdoor advertising signs/adult entertainment establishments and sexually oriented businesses	
4160	13.9	Limitations on outdoor advertising signs	
	13.10	Limitation on number, size, and orientation of outdoor advertising sign faces	
4162	13.11	Reconstruction of damaged or destroyed existing structures	
	13.12	Use of cut-outs on outdoor advertising signs	
4164	13.13	Outdoor advertising sign agreements	
	13.14	Removal or trimming of trees and vegetation	
4166	13.15	Agricultural signs in A-3, A-5, and A-10	
	13.16	RP & OP Signage Regulations (moved from Part 34, Part 36)	
4168	13.17	Signage in Industrial Districts	
	13.17.1	Signs, identification, directional, or which advertise products manufactured, processed, stored, or sold on the premises are permitted.	
4170			

PART 14 LANDSCAPING, SCREENING, BUFFERING, AND OPEN SPACE

14.1 Purpose, intent, and definitions

a) The purpose of this Part in general is to provide for quality community character, to shade impervious surfaces, to protect against potential land use conflicts, and to define logical areas for pedestrian and vehicular circulation.

b) The purpose of the water-efficient landscaping criteria included herein is to establish minimum standards for the development, installation and maintenance of all landscaped areas required by this Code without inhibiting creative landscape design. Specific water conservation measures are required such as the preservation of existing natural vegetation when appropriate. The establishment of these minimum requirements and the encouragement of resourceful planning are intended to protect and preserve the appearance, environmental quality, character and value of surrounding neighborhoods and thereby promote the public health, safety and general welfare of the citizens of Seminole County.

1. Creative site development concepts shall be used in order to promote water conservation. Water conservation requirements may be reduced by providing for: Water-conserving site development concepts may include, but are not limited to:

- a. The preservation of existing plant communities;
- b. The use of native plant species;
- c. The re-establishment of native plant communities;
- d. The use of drought tolerant plant species;
- e. The use of site specific plant materials;
- f. The design, installation and maintenance of irrigation systems which eliminate the waste of water due to over application or loss from damage;
- g. The use of shade trees to reduce transpiration rates of lower story plant materials;
- h. Placement of vegetation in such a way that promotes energy conservation through shading; and
- i. The use of pervious paving materials.
- j. The use of water efficiency in landscaping; and
- k. Other environmentally sensitive site development concepts.

2. Vegetation protection and preservation objectives are:

- 4204 a. To reduce the use of irrigation water in open space areas by promoting
the preservation of existing plant communities;
- 4206 b. To prevent the removal of existing vegetation in advance of the approval
of land development plans; and
- 4208 c. To prevent the removal of existing vegetation when no replacement
vegetation plan has been prepared for the site.
- 4210 3. To achieve the objectives of these land development regulations, this Code incorporates
4212 six (6) basic principles of water-efficient landscaping. These principles are set forth below
for the purpose of giving guidance and direction for administration and enforcement:
- 4214 a. Planning and design;
- 4216 b. Appropriate plant selection;
- 4218 c. Practical turf areas;
- d. Efficient irrigation;
- e. Use of mulches;
- f. Appropriate maintenance.
- 4220 c) The provisions of this Part shall apply to all real property situated within the
unincorporated areas of Seminole County that are required to be landscaped by
this Code.
- 4222 14.2 Open Space
- 14.2.1 Purpose and Applicability.
- 4224 a) The purpose of this Part is to provide clear standards for the establishment,
function, and maintenance of open space areas within all developments.
- 4226 ~~b) This Section shall not apply to residential development in A-1, RC-1, and R-2.~~
~~Development in R-1BB, R-1B, R-1, R-1A, R-1AA, R-1AAA, and R-1AAAA is exempt~~
4228 ~~except as provided in Sections 30.188 and 30.208. Development in A-3, A-5, and~~
~~A-10 is also exempt except as provided in Section 30.109.~~ Single family residential
4230 development in any zoning district is exempt from this Section except in the
Planned Development (PD) district, or where specifically required by another
4232 Section of this Code. Non-residential uses, where permitted in a single-family
district (i.e., by Special Exception) shall be required to provide open space subject
4234 to Sec. 30.1322.

c) The character of required open space shall be determined by development type. Open space within non-residential developments shall meet the requirements of Sec. 30.1322, while open space within residential developments shall meet the requirements of Sec. 30.1323. Open space in redevelopment, infill development, or mixed-use developments shall meet the requirements of Sec. 30.1324.

d) The amount of open space required for a development shall be determined by the zoning district, development order, or other provisions of this Code applicable to the subject property. If not otherwise specified, minimum open space shall be twenty-five (25) percent of gross site area.

14.2.2 Non-Residential Open Space.

a) The purpose of open space in non-residential developments is to set aside areas for landscaping, buffering, stormwater retention (subject to paragraph (d) below), recreation, aquifer recharge, and/or preservation of natural resources.

b) Open space shall be located entirely within the boundaries of the project and may include required landscaped areas and buffers; recreational lands and facilities accessible to employees and visitors to a site; and areas providing natural resource protection for floodplains, wetlands, aquifer recharge areas, wildlife habitat and other natural features.

c) Within a single-ownership development, open space shall be maintained to preserve its required function(s) by the property owner. Within a subdivision or other form of multiple-ownership configuration, open space shall be in common area tracts and maintained by a property owners association.

d) Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria:

1. The pond shall be sodded or dressed with equivalent ground cover; and
2. The pond shall be accessible to all employees and visitors and shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include aesthetic features or amenities such as benches and/or picnic tables.
3. For wet ponds, if reclaim water is unavailable, then the pond shall be designed to be utilized for landscape irrigation.
4. For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or his or her designee.

e) Natural lakes may be counted toward the minimum required open space area subject to the limitation in paragraph (g) below and the following criteria:

1. Only that portion of a lake which lies within the legal description of the project may count toward required open space area; and
2. The lake shall be accessible to all employees or visitors, and shall include other amenities including, but not limited to, trail facilities, boardwalks, fountains, benches, and picnic tables.
 - f) Conservation areas, defined for the purposes of this Part as 100-year floodplain and wetlands as delineated by the St. Johns River Water Management District, may be counted toward the minimum required open space area subject to limitations specified in paragraph (g) below.
 - g) Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum of more than fifty (50) percent of the required open space and subject to the quality of the Wetland significance described in Table 14.1

TABLE 14.1

Table 14.1 The proportion of open space requirements that can be met through on-site wetland preservation based on wetland significance scores.

<u>Wetland significance</u>	<u>Open space allotment</u>	<u>With enhanced buffer</u>
<u>High</u>	<u>Up to 50%</u>	<u>N/A</u>
<u>Moderate</u>	<u>Up to 25%</u>	<u>Up to 35%</u>
<u>Low</u>	<u>Up to 10%</u>	<u>Up to 20%</u>

- h) Site features noted in Sec. 30.1325 may also be counted as open space.

14.2.3 Residential Open Space.

- a) Required open space in residential developments is intended to provide green space serving as a site amenity; areas for supplemental landscaping; stormwater retention facilities; uses for aquifer recharge; and/or the preservation of natural resources. Residential open space shall include only those lands available for the use and enjoyment of all residents of a development and shall have either an aesthetic or recreational function which shall not conflict with other site features required by this Code.
- b) Open space shall be located entirely within the boundaries of the project. In no case shall require open space occupy any portion of a privately owned residential lot.

c) Types and locations of open space, including recreational lands, recreational facilities, and natural resource protection areas, shall be clearly shown on a development plan prior to project approval.

d) No dwelling unit shall be located more than seven hundred fifty (750) feet from designated open space. The Development Services Director may waive this distance requirement where the developer proposes a major recreational facility which will occupy at least fifty (50) percent of the required open space for the development. No more than thirty-five (35) percent of the dwelling units in the development may be occupied before this facility is completed and available for use.

e) Where intervening properties separate a dwelling unit from an open space area, the Development Services Director may require an easement or other means of access for bicycle and pedestrian traffic, to minimize the need to cross or travel on roads carrying motorized vehicles.

f) Except as provided in this paragraph, no parcel of property or portion thereof, less than forty (40) feet wide and seven thousand five hundred (7,500) square feet in size, shall be counted toward the designated open space requirement. Open space areas less than forty (40) feet in width containing paved or stabilized paths for pedestrians and/or bicycles shall be exempt from this requirement if such paths are part of a comprehensive circulation system serving the entire development.

g) Required open space within a subdivision shall be platted as common area and shall be owned and maintained by a homeowners' association.

h) Stormwater retention ponds may be counted toward the minimum area requirement subject to the following criteria:

- ~~1. The pond shall be sodded or dressed with equivalent ground cover; and~~
- ~~2. The pond shall be landscaped and configured in a manner that results in a visual amenity for the site, and shall include other amenities such as a trail adjacent to the pond, boardwalks, picnic tables, fountains, pavilions, or gazebos. Other features in addition to or substituting for the aforementioned may be approved by the Development Services Director consistent with the intent of this Part.~~
1. The pond shall be sodded or dressed with equivalent ground cover; and
2. The pond shall have no greater than a 5:1 slope with no fencing.
3. The pond shall have a curvilinear shape simulating a natural water body.
4. Canopy trees shall be provided at the rate of 1 per 50 feet of pond perimeter; however, the required number of trees may be clustered for an improved aesthetic effect.

- 4338 5. For wet ponds, if reclaim water is unavailable, then the pond shall be designed to be
utilized for landscape irrigation.
- 4340 6. For wet ponds, littoral zones of ponds shall be vegetated with emergent native
vegetation to the maximum extent possible provided that maintenance of the pond is
4342 not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or
his or her designee
- 4344 7. The pond shall be landscaped and configured in a manner that results in a visual amenity
for the site and shall include other amenities such as a trail adjacent to the pond,
4346 boardwalks, picnic tables, fountains, pavilions, or gazebos. For wet ponds a littoral zone
with plantings is required. Other features in addition to or substituting for the
4348 aforementioned may be approved by the Development Services Director consistent with
the intent of this Part. The pond and/or adjacent area shall include a minimum of two of
the following features:
- 4350 i. Fountain
- 4352 ii. Stabilized walking path
- 4354 iii. Exercise equipment
- iv. Benches for seating
- v. Tot lot or mini-park
- 4356 i) Natural lakes may be counted toward the minimum area requirement subject to
the limitations in paragraph (k) below and the following criteria:
- 4358 a. The lakeshore shall be accessible to all residents, and shall include one or
more visual or recreational amenities including, but not limited to, trail
4360 facilities, boardwalks, fountains, and picnic tables.
- b. Only that portion of a lake which lies within the legal description of the
project may count toward required open space; and
- 4362 j) Conservation areas, defined for the purposes of this Part as the 100-year
floodplain or wetlands as delineated by the St. Johns River Water Management
4364 District, may be counted toward the minimum area requirement subject to
limitations specified in paragraph (k) below.
- 4366 k) Natural lakes and/or conservation areas within a development site shall not be
credited to a combined maximum area of more than fifty (50) percent of the
4368 required open space area. and subject to the quality of the Wetland significance
described in Table 14.1
- 4370 l) Required landscaped areas and buffers may not be credited toward the required
open space area.

- 4372 m) Site features noted in Sec. 30.1325 may also be counted as open space.
- 14.2.4 Infill, Redevelopment, and Mixed-Use Open Space.
- 4374 a) The purpose of open space in infill development, redevelopment, and mixed use
4376 developments is to provide areas for supplemental landscaping; buffering;
 recreational or aesthetic amenities; stormwater retention; aquifer recharge; and/or
 preservation of natural resources.
- 4378 b) Open space shall be located entirely within the boundaries of the project. Open
4380 space may include: landscaping and buffers; recreational facilities and amenities
4382 accessible to all users of the site; recreational facilities and amenities accessible
 only to residents; stormwater facilities; and areas providing for natural resource
 protection.
- 4384 c) Types and locations of open space shall be clearly shown on a development plan
 prior to approval by Seminole County.
- 4386 d) No dwelling unit shall be located more than seven hundred fifty (750) feet from
4388 designated open space. The Development Services Director may waive this
 requirement where the developer proposes a major recreational facility that will
 provide at least fifty (50) percent of the required open space for development.
- 4390 e) Open space areas shall not be fenced, unless necessary for safety reasons, and
 shall not contain mechanical units and equipment, storage areas, or other service-
 related functions.
- 4392 f) Stormwater retention ponds may be counted toward the minimum area
 requirement subject to the following criteria:
- 4394 1. The pond shall be sodded or dressed with equivalent ground cover; and
- 4396 2. The pond shall be landscaped and configured in a manner that results in a visual amenity
4398 for the site, and shall include other amenities such as a trail adjacent to the pond,
 boardwalks, picnic tables, fountains, pavilions, or gazebos. Other features in addition to
 or substituting for the aforementioned may be approved by the Development Services
 Director consistent with the intent of this Part.
- 4400 g) Required open space within infill development, redevelopment, or mixed use
4402 development which serves primarily the residential portion of a development shall
 be platted as common area and shall be owned and maintained by a homeowner
4404 association or other entity which is capable of maintaining the function of the
 open space, as determined by the Development Services Director. Required open
4406 space within infill development, redevelopment or mixed use development which
 serves primarily the nonresidential portion of the development shall be owned
 and maintained by a property owners' association.

- 4408 h) Natural lakes and/or conservation areas within a development site shall not be
4410 credited to a combined maximum of more than fifty (50) percent of the required
 open space area.
- 4412 i) Open space shall be continuous wherever possible, shall be accessible to all uses
 within a development when practical and safe, shall contain pedestrian amenities
4414 (including lighted, accessible walkways with shade trees) and shall include lighted
 public plazas serving structures that contain retail and/or office uses. Public
 plazas shall contain benches with shade trees or permanent coverings.
- 4416 j) Selected facilities located indoors or on rooftops may be permitted where they
4418 serve as amenities when available for use and enjoyment by all residents or users
 of a development. Excluded from eligibility as credited open space are theaters,
 restaurants, religious facilities, and retail commercial uses.
- 4420 k) Site features noted Section 30.1325 may be counted as open space.

14.2.5 Sec. 30.1325 Permitted Open Space Features.

Feature	Non-Residential Open Space	Residential Open Space	Mixed Use Infill, Redevelopment
100-year floodplain	Y*	Y*	Y*
Borrow pits	Y**	Y**	Y**
Clubhouse/admin. Offices fitness center	N	Y	Y
Curated art museums/galleries	N	N	Y
Decorative fountain, Interactive fountain	Y	Y	Y
Fitness center internal to the residential portion of a development	N	N	Y
Lakes	Y*	Y*	Y*
Outdoor exercise trail	Y	Y	Y

Feature	Non-Residential Open Space	Residential Open Space	Mixed Use Infill, Redevelopment
Outdoor dining/seating areas not limited to patrons of a single business	Y	N	Y
Outdoor recreation facilities	Y	Y	Y
Outdoor sculpture garden	Y	Y	Y
Outparcels	N	N	N
Parking lots	N	N	N
Paved jogging and bicycling path	Y	Y	Y
Plant conservatory	N	N	Y
Platted residential lots	—	N	N
Power line easements	Y	N	Y
Power line easements or R/W containing trails or similar rec. amenities	Y	Y	Y
Private roads	N	N	N
Public plazas with benches and shade trees	Y	Y	Y
Public road R/W	N	N	N
Required buffer areas	Y	N	Y
Retention (amenitized per Code)	Y	Y	Y
Retention (not amenitized)	N	N	N

Feature	Non-Residential Open Space	Residential Open Space	Mixed Use Infill, Redevelopment
Green roof or rooftop garden with pedestrian access, rooftop recreational features such as swimming pools	Y	Y***	Y
Upland common areas less than 40' in width, without pedestrian, bicycle, or horse trails	Y	N	Y
Upland common areas less than 40' in width developed with pedestrian, bicycle, or horse trails	Y	Y	Y
Upland common areas exceeding 40' in width	Y	Y	Y
Utility easements	Y	Y	Y
Wetlands	Y*	Y*	Y*

4422 Y = Permitted to be counted toward area requirements.

N = Not permitted to be counted toward area requirements.

4424 * Floodplains, wetlands, and lakes, together or separately, shall be limited to fifty (50) percent of total open space requirement for any development.

4426 ** Borrow pits may count as open space only if sodded, landscaped, and/or configured as a water feature in compliance with Sec. 65.8(l).

4428 *** Permitted in residential developments of five (5) or more units per net buildable acre, where such facilities are located on common property and accessible to all residents.

4430

14.3 Plant groups

Landscaping materials and configurations will vary depending on the purpose and intent of the landscape treatment. A plant unit group is a grouping selection of plants that is intended to provide a standard volume of landscaping from ground level to the top of the canopy. When closely planted, a dense barrier is created. The following table shows the various plant units groups that may be used to meet the landscaping requirements of this Part, including minimum size at time of planting. Each plant unit grouping has the same screening potential in terms of total plant mass; however, some have limits on where they may be used.

Plant Unit Group Options	Number	Size	Plant Type
Plant Unit Group A (Basic)	1	3" caliper	Canopy
	1	1½" caliper/6' tall	Understory
	1	8' tall	Evergreen
	11	2' tall	Shrubs
Plant Unit Group B (Basic)	1	3" caliper	Canopy
	2	1½" caliper/6' tall	Understory
	17	2' tall	Shrubs
Plant Unit Group C (Height Restricted)	5	1½" caliper/6' tall	Understory
	16	2' tall	Shrubs
Plant Unit Group D (Basic)	3	8' tall	Evergreen
	1	1½" caliper/6' tall	Understory
	13	2' tall	Shrubs
Plant Unit Group E (Low Level Visibility)	2	3" caliper	Canopy
	4	2' tall	Shrubs

NOTE: See Sec. 30.1295(b) and (d) for minimum size at planting.

14.4 Buffering requirements in general

c) Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces. Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with the minimum possible interference with the buffering function, as determined by the Economic and Community Development Services Director.

d) Buffers are required for the following situations:

1. Landscape buffers for parking lots shall be provided in accordance with Section
30.1283(c) 14.8

f) Buffer criteria varying from the requirements of this Part may be authorized by the Board of County Commissioners through approval of a Master Development Plan within the Planned Development (PD) zoning district in accordance with Sec. 30.445(b)(3); or through approval of a special exception under Sec. 30.41(e). Variations from the provisions of this Part may reduce or increase required opacities, or specify alternative buffer concepts, as appropriate to the site under consideration. In all cases, the relevant Board shall find that approved variations ensure compatibility between adjoining land uses and are consistent with the Comprehensive Plan.

14.5 Standard buffer yards and permitted adjustments

a) The criteria in the table below shall achieve required opacity levels for bufferyards specified in Section 30.1286(a), Section 30.1286(b) and Section 30.1286(c).

Opacity	Standard Bufferyard Width (ft.)	Number of Plant Units Groups per 100 feet	Structure Enhancement Required	Eligible for Adjustments**
0.1	10	0.95 1.00	None	No
0.2	10	1.85 2.00	None	No
0.2 (parking buffer)	10	1.05 1.00	3' masonry wall	No
0.3	15	2.60	None	Yes
0.4	15	2.25	3' hedge	Yes
0.5	25	2.70	6' masonry wall***	Yes
0.6	25	3.50	6' masonry wall***	Yes
0.7	40	2.90	6' masonry wall***	Yes
0.8	50	3.20	6' masonry wall***	No
0.9*	50	3.20	6' masonry wall	No
1.0*	50	3.80	6' masonry wall	No

* These buffers only occur where nuisance buffers are required by Section 30.1288.

** Subject to approval by the Economic and Community Development Services Director.

*** ~~May be reduced to acceptable alternative with Board of County Commissioners approval.~~ Adjacent to a street, may be reduced to 3' metal decorative fence and 3' hedge. The Development Services Director may waive segments of any required fence or wall in order to ensure visibility of traffic for safety purposes.

b) Required buffers may be adjusted to add or subtract land area, or to modify specific requirements for structures or landscape plantings. Such adjustments, where permitted, shall be assumed to maintain the required opacities under Sections 30.1286(a) through (c). These adjustments may be made at the option of the applicant in order to make more efficient use of available land or to address other site design issues requiring greater flexibility in Code requirements; however, the Economic and ~~Community Development Services Director~~ may deny any proposed adjustment upon a finding that it would significantly impair the screening function of the required buffer.

Permitted bufferyard adjustments shall be as follows:

1. Increased Buffer Widths. Bufferyards exceeding the standard widths established in paragraph (a) above shall permit a ~~five (5) percent~~ reduction in landscape planting requirements ~~for each five (5) feet added to the required buffer width.~~ This reduction shall be applied equally to all plant types specified within the formula for the applicable plant unit group (see Section 30.1282), ~~and shall not exceed fifteen (15) percent of the total required landscaping for the buffer.~~ In certain cases, the ~~structure requirement required buffer enhancement~~ may be reduced as a result of increased buffer width. ~~Permitted reductions in structure~~ Adjusted buffer enhancement and planting requirements are as shown below:

Opacity	Increase in Buffer Width (ft.)	Number of Plant Groups per 100 feet	Structure Enhancement Required
0.4	5 <u>20</u>	<u>2.00</u>	None
0.5	10 <u>35</u>	<u>2.25</u>	3' hedge
0.6	10 <u>35</u>	2.70	3' hedge

Opacity	Increase in Buffer Width (ft.)	<u>Number of Plant Groups per 100 feet</u>	<u>Structure Enhancement Required</u>
0.7	15 <u>55</u>	2.25	3' hedge

- 4488 2. Reduced Buffer Widths. Buffers having less than the standard widths established in
 4490 paragraph (a) above shall be subject to an increased landscape planting requirement of
 4492 ~~ten (10) percent for each five (5) foot reduction in width.~~ This increase shall be applied
 equally to all plant types specified within the formula for the applicable plant ~~unit~~ group
 (see Section 30.1282).

4494 An upgrade in ~~structure~~ buffer enhancement features shall also be required.
~~Maximum allowable buffer width reductions~~ Adjusted buffer enhancement and
planting requirements are as shown below:

Opacity	<u>Width Reduction Buffer Width (ft.)</u>	<u>Number of Plant Groups per 100 feet</u>	<u>Structure Enhancement Required</u>
<u>0.3</u>	5 <u>10</u>	<u>3.00</u>	3' hedge
0.4	5 <u>10</u>	<u>2.50</u>	6' masonry wall* <u>3' open metal fence and 3' hedge</u>
0.5	10 <u>15</u>	<u>3.25</u>	6' masonry wall*
0.6	10 <u>20</u>	<u>4.00</u>	6' masonry wall*
0.7	15 <u>30</u>	<u>3.50</u>	6' masonry wall*
* May be reduced to acceptable alternative with Board of County Commissioners approval <u>May be reduced to 3' open metal fence and 3' hedge adjacent to a street.</u>			

4496 14.6 Determination of land use classifications and intensities

4498 a) This Section classifies uses according to their potential impacts on surrounding
4500 properties. The impacts of higher intensity may include greater impervious
4502 surface coverage, causing increased stormwater runoff and reduced open space;
4504 increased bulk and height of buildings; increased traffic with associated noise and
congestion; signs and exterior lighting visible from neighboring property; and late
hours of operation. Under these regulations, a developer may either build at a
lower intensity that minimizes nuisances to neighbors, or provide a denser buffer
if the land is developed at a greater intensity.

4506 The range of intensity classes available to a use does not affect whether the use
4508 can locate on a site, but only how the use develops on that site. For example, an
4510 office use may meet the standards of any of intensity classes V through IX,
4512 depending on building and site design. Performance standards are specified for
each intensity class. Exceeding any single standard in an intensity class moves a
use to the next higher intensity class. ~~In the event that a use does not appear in
the next higher intensity class, it may not exceed any single criterion in the
highest intensity class in which it is listed.~~

4514 b) All land uses permitted by this Code are assigned a land use category for the
4516 purpose of determining buffering requirements. This classification system
separates uses on the basis of the type and degree of "nuisance" or negative
impact a use is likely to impose on adjacent properties. All uses within a use
category are considered to have an equivalent impact on neighboring uses.

4518 c) A particular development or proposed development shall be assigned an intensity
4520 rating according to the table in paragraph (d) of this Section. Each land use
4522 category established in the table has one or more possible intensity ratings,
4524 depending on the specific characteristics of the site. The intensity rating for any
site shall be determined by the elements that most appropriately measure
intensity for a given land use category, such as the impervious surface ratio (ISR),
the floor area ratio (FAR), and density.

4526 The most extreme value for any measurement shall determine the intensity rating
of the site. For example, the table below shows that ~~medium density residential~~
an office use has possible land use intensity ratings of V, VI, VII, ~~and VIII~~, and IX.

Land Use Category	Land Use Intensity Rating									
	I	II	III	IV	V	VI	VII	VIII	IX	X
Medium Density Residential										

Land Use Category	Land Use Intensity Rating									
	I	II	III	IV	V	VI	VII	VIII	IX	X
Gross Density						6.00	8.00	10.00		
Height (# stories)						2 25	3 35	4 45		
Height/Setback						1.0	2.0	> 2.0		
Office										
FAR					0.20	0.25	0.50	0.75	1.00 0.75+	
Height (feet)					15	25	35	50	50+	
Height/Setback					0.66	1.0	2.0	— > 2.0 -----		

4528 A development having no more than six (6) units per acre and 2-story buildings
 4530 would have an intensity rating of VI. However, a site with the same density in 4-story
 buildings would be classified as land use intensity VIII. The standards that apply to
 the highest intensity class for a use shall be the maximum permitted for that use.

4532 A single-story office development having an FAR of no more than 0.20 would have an
 intensity rating of V. However, a site with the same FAR with a building height
 4534 greater than 25 feet and no more than 35 feet would have an intensity rating of VII.

4536 d) A particular development or proposed development shall be assigned an intensity
 rating according to the table:

Land Use Category	Land Use Intensity Rating									
	I	II	III	IV	V	VI	VII	VIII	IX	X
Rural/Agricultural (East Rural Area Only)										
Gross Density	0.33									
FAR	0.35									
Low Density Residential										
Gross Density		2.0 0	3.0 0	4.0 0	5.0 0	7.00	8.50	10.00	12.00	12.00+

Land Use Category	Land Use Intensity Rating									
	I	II	III	IV	V	VI	VII	VIII	IX	X
		<u>4.0</u> <u>0</u>								
<i>Medium Density Residential</i>										
Gross Density						6.00	8.00	10.00		
Height (# stories feet)						2 <u>25</u>	3 <u>35</u>	4 <u>45</u>		
Height/Setback						1.0	2.0	> 2.0		
<i>High Density Residential</i>										
Gross Density								10.00	12.00	12.00+
Height (# stories feet)								5	65 <u>65+</u>	<u>65+</u>
Height/Setback								2.0	— > 2.0 —	
<i>Office</i>										
FAR					0.2 0	0.25	0.50	0.75	1.00 <u>0.75+</u>	
Height (feet)					15	25	35	50	50+	
Height/Setback					0.6 6	1.0	2.0	— > 2.0 —		
<i>General Commercial</i>										
FAR					0.1 5	0.20	0.25	0.35	0.50	1.00 <u>0.50+</u>
Height (feet)					15	20	25	35	50	50+
Hours of Operation					7:00 a.m.—9:00 p.m.			Unlimited		
Height/Setback					0.5	0.66	1.0	<u>2.0</u>	> 2.0	—
<i>Heavy Commercial</i>										

Land Use Category	Land Use Intensity Rating									
	I	II	III	IV	V	VI	VII	VIII	IX	X
FAR							0.25	0.35	0.50	1.00 0.50+
Height (feet)							25	35	50	50+
Hours of Operation							7:00 a.m.— 9:00 p.m.	Unlimited		
Height/Setback							1.0	<u>2.0</u>	> 2.0	—
<i>Light Industrial</i>										
ISR								0.5	0.75	0.75
Height (feet)								35	50	50+
Hours of Operation								7:00 a.m.—9:00 p.m.		unlimited
Height/Setback								0.66	1.0	2.0 1.0+
<i>Heavy Industrial</i>										<u>all</u>
ISR										0.75
Height (feet)										50
<i>Outdoor Recreation</i>										
ISR		0.2 0	0.3 5	0.5 0	0.6 0	0.70	0.75	0.75		
Height (feet)		15	20	25	35	45	50	50+		
<i>Institutional & Group Living</i>										
ISR				0.2 0	0.3 0	0.45	0.60	0.75		
FAR				0.1 0	0.1 5	0.20	0.25	0.35 <u>0.25+</u>		
Height (feet)				15	25	35	45	50 <u>45+</u>		
Height/Setback				0.5	0.6 6	1.0	2.0	> 2.0		

Land Use Category	Land Use Intensity Rating									
	I	II	III	IV	V	VI	VII	VIII	IX	X
<i>Public Service</i>										
ISR					0.2 0	0.35	0.50	0.60	0.65	0.75
FAR					0.1 0	0.25	0.40	0.60	0.75	1.00 0.75+
Height (feet)					15	25	35	45	60	60+

4538 14.7 Required buffers

c) Buffers Adjacent to Streets.

4540 3. Landscape Materials. Plant ~~Unit Group~~ "C," as described in Section 30.1282, shall be used
 4542 on all street buffers adjacent to overhead power lines. In the event that canopy trees are
required adjacent to power lines under a previously existing development order,
 4544 developer's commitment agreement, PD master development plan, or other provision(s)
of this Code, the Development Services Director may allow the substitution of three (3)
understory trees for each one (1) canopy tree.

4546 14.7.2 Buffer Requirements for M-2 -SEC. 30.907 (CROSS REFER BACK IN M2)

4548 a) Landscaping. As required by Sections ~~30.1226~~1295 through ~~30.1231~~1297 of the
 Land Development Code.

4550 b) Front buffer. Front yards shall be not less than fifty (50) feet in depth as measured
 4552 from the front property line to any building. The twenty-five (25) feet of such yard
 nearest to the front property line shall ~~be retained as a landscaped green area~~
~~and~~ remain unpaved except for normal entrance drives, and shall be landscaped
 4554 as required in Part 67, Chapter 30. The remaining twenty-five (25) feet may be
 used for the parking of passenger vehicles only. Front setbacks for property
 located internal to an industrial park may utilize a front yard setback of not less
 4556 than twenty-five feet (25') in depth from the front property line if ~~the~~ not less
than ten feet (10') of such yard nearest to the front property line is retained as a
 4558 landscaped green area which is unpaved except for normal entrance drives, and
~~that~~ sufficient area for the loading and unloading of vehicles is provided,
 4560 consistent with generally ~~acceptable~~ accepted engineering practices and
 principles.

f) Buffering shall comply with Part 67, Chapter 30. In any case where the required buffer width exceeds a setback requirement noted in this Section, the greater standard shall apply.

14.8 Parking buffers

A parking buffer in compliance with the table in Section 30.1284(a) shall be required where a parking lot, or parking structure, drive aisle, and/or loading dock is located within twenty-five (25) feet of the boundary of a residential district or Future Land Use designation. Such buffer shall be in addition to any buffer required under Sections 30.1286(a) or 30.1286(b).

14.9 Nuisance buffer yards – SEC. 30.1349

14.10 Calculating the buffer planting

a) The table below provides the plant material for a sample bufferyard. To calculate a bufferyard on a site, take the actual length of the bufferyard and divide by one hundred (100). Then multiply the result by the number of plant ~~units~~ groups per one hundred (100) feet required by the table in Section 30.1284. A sample calculation for opacity 0.2 is shown ~~in the table~~ below.

Total Linear Feet		Hundreds of Linear Feet	Plant Units Groups Per 100'	Total Plant Units Groups	Standard Plant Unit Plants in Plant Group B	Plant Type	Total Plants Required*
315	Divide by 100 =	3.15 ×	1.85 =	5.83 ×	1	Canopy Tree =	(5.83) 6
<u>315</u>	<u>Divide by 100</u> =	<u>3.15 ×</u>	<u>1.85 =</u>	<u>5.83</u>	<u>12</u>	Understory =	(5.83) 6 <u>(11.66) 12</u>
					1	Evergreen =	(5.83) 6
<u>315</u>	<u>Divide by 100</u> =	<u>3.15 ×</u>	<u>1.85 =</u>	<u>5.83</u>	<u>11-17</u>	Shrub =	(64.13) 65 <u>(99.11) 100</u>

*(calculated figure) / rounded to next whole number

b) The width of roads, driveways, or cross access easements that interrupt a bufferyard shall not be counted in determining the total linear feet of the bufferyard. In some cases, it may be necessary to locate stormwater retention, utility facilities, or pedestrian/bicycle trails within a required buffer area due to the size, shape, or other characteristics of the development site. In these instances, the ~~Economic and Community Development Services Director~~ may adjust the location and design of the buffer to maintain the required opacity while meeting the unique needs of the subject property.

14.11 Constrained site buffers

Where a small or irregularly shaped site cannot feasibly meet the standard buffer requirements, the ~~Economic and Community Development Services Director~~ may authorize reduced buffers as follows:

The site shall meet one of the criteria listed below:

Constraint	Criteria
Small or Infill Site	The site is small enough that the installation of the standard bufferyard in the table in <u>buffers required under Section 30.1286(a)</u> would reduce the area available for development by 10 percent or more.
Resource Limited Site	The site has wetlands, flood prone areas, or other natural constraints to development, and the use of a standard buffer <u>buffers required under Section 30.1286</u> would reduce the net buildable area of the site by 10 percent or more.
Tree Preservation	Compliance with Chapter 60, <u>Arbor Regulations</u> , reduces by 20 percent or more the density (dwelling units per net buildable acre) or intensity (Floor Area Ratio or other appropriate measure) that would otherwise be permitted.

~~(a)~~ Based on required opacity, each buffer shall meet the applicable standard listed below:

Required Opacity	Bufferyard Width (ft.)	Number of Plant Units <u>Groups</u> per 100 ft.	Type of Structure <u>Enhancement</u> Required
0.1	5	1.00	None

Required Opacity	Bufferyard Width (ft.)	Number of Plant Units Groups per 100 ft.	Type of Structure Enhancement Required
0.2	5	1.50	3 ft. deciduous hedge
Parking Buffer (0.2)	5	1.15	3' ft. masonry wall —100% opaque
0.3	5	1.40	5 ft. masonry wall —100% opaque**
0.4	10	2.15	6 ft. masonry wall —100% opaque**
0.5	15	2.15 <u>2.45</u>	8 <u>6</u> ft. masonry wall —100% opaque**
0.6	15	2.45 <u>2.60</u>	10 <u>6</u> ft. masonry wall —100% opaque**
0.7	25	3.65	4 ft. berm with 5 ft. deciduous hedge on top. **
0.8	30	4.35	5 ft. berm **
0.9*	40	4.20	6 ft. berm **
1.0*	40	4.85	6 ft. berm **

* These buffers only occur where nuisance buffers are required by Section 30.1288.

** Where a required wall or berm is adjacent to a road, the Development Services Director may waive such wall or berm or determine an appropriate alternative based on site visibility, public safety, and similar concerns.

14.12 Maximum feasible buffer

4594 In cases of redevelopment or expansion of existing uses in which adequate site area
 4596 for either the standard or constrained bufferyard is not available, the ~~Economic and~~
~~Community Development Services Director~~ may require that the maximum feasible
 4598 buffer be installed on any property line where a buffer is needed. The maximum
 feasible buffer shall consist of a selection of plants and ~~structures~~ other buffer
enhancement features that provide the most effective buffering possible in a given
 4600 location where the required opacity cannot be met. As part of the maximum feasible
 buffer determination, the ~~Director~~ Development

4602 Services Director may restrict the intensity of the development by limiting parking,
employment, hours of operation, etc.

4604 14.13 Parking lot landscaping – SEC. 30.1292

14.14 Pedestrian access – SEC. 30.1293

4606 14.15 Screening

4608 a) Screening of Refuse Facilities. ~~Refuse facilities shall be fully enclosed with berms, or~~
~~walls made of masonry or other durable, low-maintenance materials approved by~~
~~the Economic and Community Development Services Director. Masonry walls shall~~
4610 ~~have a finished surface on the exterior side. The screening wall shall be two (2) feet~~
~~higher than the refuse facility or five (5) feet in total height, whichever is greater.~~
4612 ~~Refuse container enclosures shall have gates with spring-loaded hinges or the~~
~~equivalent, and fasteners to keep them closed at all times except during refuse~~
4614 ~~pick-up. The area shall be landscaped as indicated below and shall be oriented so~~
~~that the landscaping faces adjoining properties or streets.~~

4616 All solid waste containers, except approved recycling containers, shall be enclosed
on at least three (3) sides with a six (6) foot screen. The screen shall consist of a
4618 brick or masonry wall, or other durable, low-maintenance material consistent with
the finish of the primary building, as approved by the Development Services
4620 Director. Masonry walls shall have a finished surface on the exterior side. Refuse
container enclosures shall have gates with spring-loaded hinges or the equivalent,
4622 and fasteners to keep them closed at all times except during refuse pick-up. The
Development Services Director may require that a hedge or similar landscaping
4624 material surround the enclosure walls. The container and enclosure shall be
oriented so that the opening faces away from public streets and adjoining
4626 properties. A concrete or asphalt pad of appropriate size and construction shall be
provided as a base for the container. The container pad shall be at the approximate
4628 level of the service vehicle approach area so that the truck's loading mechanism
can align with the container's sleeves. The screened enclosure shall not be located
4630 in any street right-of-way or required landscape buffer. Containers and enclosures
shall be located to allow ease of access for collection trucks and direct access to
4632 drive areas. Straight-in or circular drives are encouraged to reduce truck
maneuvering problems. No parking or other obstructions shall be permitted in
4634 front of such containers and enclosures. Hours of operation for emptying such
containers may be specified during the site plan review process based on
4636 compatibility with adjacent properties to limit noise.

b) Refer to Part 7.2.4 for Pool Screen Enclosure standards

14.16 General provisions for all landscaped areas

a) Landscape Installation and Quality of plant material. When the construction upon or the development of a new site or the redevelopment, reconstruction, upgrading, expansion or change in use of a previously developed site is such that a landscape plan is required, the provisions of this section shall be applied to all landscaped areas required by this Chapter consistent with the water-efficient landscaping standards established herein and the Florida Friendly Landscaping Program All plant materials shall be Florida No. 1 grade, or better, according to the current "Grades and Standards for Nursery Plants," published by the State of Florida, Department of Agriculture, except when the Development Services Director finds that the existing native vegetation will provide the necessary visual screening. Existing trees situated in the required buffer may be used to satisfy the buffer tree requirement if they are sufficient in size and number.

b) Tree planting standards.

1. Canopy trees shall have a minimum height of eight (8) feet and minimum caliper of two and one-half (2½) inches with an overall average of three (3) inches, measured one (1) foot above ground, immediately after planting. Canopy trees shall not be placed where they interfere with site drainage. Where utility lines are present, understory trees generally shall be substituted for canopy trees using Plant Group C as provided in Section 30.1282 or from Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Where canopy trees adjacent to utility lines are specified under a pre-existing development order, PD Master Development Plan, or other provision(s) of this Code, they may waived by the Development Services Director subject to Section 30.1286(c)(3). If they are used in buffers adjacent to utility lines, canopy trees shall be placed at the edge of the buffer furthest from the utility lines. Evergreens, as provided in Plant Group A (see Section 30.1282) or from Florida Friendly Landscaping Guide to Plant Selection & Landscape Design shall also be eight (8) feet in height at time of planting.
2. Understory trees shall have a minimum height of six (6) feet and minimum caliper of one and one half (1½) inches measured one (1) foot above ground, immediately after planting. Understory trees shall not be placed where they interfere with site drainage.

c) Required mix of tree species. When ten (10) or more trees are required to be planted to meet the requirements of this chapter, a mix of tree species shall be provided, at least one (1) of which shall be native to the Central Florida region. The minimum number of species to be planted are indicated below.

REQUIRED MIX OF TREE SPECIES

<u>Required Number of Trees Planted</u>	<u>Minimum Number of Species</u>
<u>10—20</u>	<u>2</u>
<u>21—30</u>	<u>3</u>
<u>31—40</u>	<u>4</u>
<u>41</u>	<u>5</u>

d) Shrubs and hedges. Shrubs shall be a minimum of two feet (2') in height immediately after planting. Hedges, where required, shall be planted and maintained so as to form a continuous and unbroken visual screen within a maximum of one (1) year after the time of planting.

e) Ground cover. Ground cover plants include plant materials which reach a maximum height of not more than twenty-four (24) inches and may be used in lieu of grass. Ground cover plants must present a reasonably complete coverage at time of planting. Ground cover plants shall be a minimum of one (1) gallon size when planted and spaced a maximum of two (2) feet on center.

f) Turfgrass. Grass areas shall be planted in species normally grown as permanent lawns in Seminole County. Grass areas may be sodded, plugged, sprigged or seeded; provided, however, that solid sod shall be used in swales or other areas that are found, by the Development Services Director, to be subject to erosion. Grass sod shall be clean and reasonably free of weeds and noxious pests or diseases. Turfgrass areas should be consolidated and limited to those areas on the site that receive pedestrian traffic, provide for recreational uses, provide soil erosion control such as on slopes or in swales; or where turfgrass is used as a design unifier, or other similar practical use.

g) Mulch. In order to preserve soil moisture, all planting areas except annual beds shall be mulched with no less than two (2) inches of organic mulch, such as wood chips, pine needles or oak leaves. Mulch shall be placed directly on the soil or landscaping fabric and planting areas shall be properly edged to retain mulch.

h) Installation. All landscaping shall be installed in accordance with professionally and generally accepted commercial planting procedures. Soil which is free of limerock, pebbles and other construction debris shall be used. Installation of landscape materials shall be accomplished in accordance with the approved Landscape Plan.

i) Required landscape design techniques.

1. Water use zones. Installed trees and plant materials shall be grouped together into zones according to their water use needs. The water use zones shall correlate with the water use zone designations identified in the Approved Plant Species list set forth in Figure 14.1 of this Part or The water use zones are based on drought tolerance and soil moisture categories listed in the Florida Friendly Plan List and database. There are three categories based on the following:

a. High water use zone: A zone containing plants which are generally associated with low to no drought tolerance and wet soils;

b. Moderate water use zone: A zone containing plants which are generally associated with medium, drought tolerance and medium drained soils; and

c. Low water use zone: A zone containing plants which are generally associated with high drought tolerance and well drained soils. Plants with similar cultural (soil, climate, sun and light) requirements should be grouped together and irrigated according to their water requirements. Turfgrass shall be irrigated on a separate zone from trees, shrubs and groundcover beds. The proposed water use zones shall be shown on the landscape plan and the irrigation system plan.

2. Design standards. Low water use zone plant material shall comprise at least twenty (20) percent of the total regulated landscaped areas. High water use zone plant material which includes most turf grasses shall comprise no more than forty (40) percent of the total regulated landscape area.

3. Use of drought-resistant plant material. All new or replacement plantings required for any off-street parking area, landscape area or landscape buffer shall use, to the maximum extent possible, native plant material or other species with equivalent drought-resistant properties. The intent of this requirement is to promote and conserve the County's water resources.

- 4730 4. Preservation of existing native plants and material. Every reasonable effort
4732 shall be made in the design and construction of all site improvements and
alterations to save existing healthy trees and native vegetation and maintain
4734 the existing topography. The Development Services Director may require
alternate designs and construction techniques to better achieve tree and
4736 native vegetation preservation while still allowing the permitted use of the
property. Every reasonable effort shall be made to preserve trees and native
4738 vegetation to act as visual and noise buffers along the perimeters of single-
family subdivisions and all other developments. Existing native vegetation
4740 specified to remain shall be preserved in its entirety, with all trees, understory
and ground cover left intact. Areas of existing natural vegetation should not
be irrigated.
- 4742 5. Irrigation. Irrigation systems, when required, shall be designed to correlate to
4744 the organization of plants into zones as described in subsection (1) above.
The water use zones shall be depicted on the irrigation plan and landscape
4746 plan. A temporary aboveground irrigation system may be used in areas where
low water use zone trees and plant material are proposed. All permanent
4748 underground irrigation systems shall be automatic with cycling capacity and
shall be designed to avoid irrigation of impervious surfaces. Irrigation
4750 systems shall be maintained to eliminate waste of water due to loss from
damaged, missing or improperly operating sprinkler heads, valves, pipes, or
4752 controllers. Irrigation systems are required to be designed, installed and
managed per best management practices as identified in the approved
Florida Friendly Design Standards.
- 4754 6. Approved Plant Species list. All plant material proposed to be installed on a
4756 site to meet the requirements of this Code shall be site appropriate and
selected from the Approved Plant Species list set forth in Figure 14.1 of this
4758 Part or from Florida Friendly Landscaping Guide to Plant Selection &
Landscape Design Use of any other species shall require prior approval by
4760 the Development Services Director. The plants listed in Figure 14.1 of this
Part have demonstrated ability to grow and thrive in the Central Florida Area.

j). The following trees are approved for plants as Canopy Street Trees:

- 4762 1. Acer rubrum - Red Maple, native
2. Carya spp. - Hickories, native
4764 3. Elaeocarpus decipiens – Japanese Blueberry, not native
4. Gordonia lasianthus - Loblolly Bay, native
4766 5. Liquidambar styraciflua – Sweetgum (use fruitless varieties as street trees), native

6. Nyssa sylvatica – Black Gum, native
- 4768 7. Persea borbonia - Red Bay, native
8. Pinus eliottii var. densa, var. eliottii - Slash Pine, native
- 4770 9. Pinus palustris - Longleaf Pine, native
10. Pinus taeda - Loblolly Pine, native
- 4772 11. Platanus occidentalis – Sycamore, native
12. Quercus shumardii - Shumard Oak, native
- 4774 13. Quercus virginiana and cvs. - Live Oak, native
14. Tabebuia chrysotricha – Yellow trumpet Tree, not native
- 4776 15. Tabebuia heterophylla – Pink Trumpet Tree, not native
16. Ulmus alata - Winged Elm, native
- 4778 17. Ulmus americana - American Elm, native
18. Ulmus parvifolia and cvs. – Chinese Elm, Lacebark Elm, not native
- 4780 19. Taxodium distichum – Bald Cypress, native
- k) Canopy trees and root barriers: Canopy street trees located in planting strips less than ten (10) feet wide require the installation of a root barrier to protect the sidewalk or adjacent hard surface. The root barrier material must be 100% recycled polyethylene installed per the manufacturer’s recommendations. The barrier is to be installed linearly directly adjacent to the sidewalk edge and to a 24” depth from finished grade. A total of six (6) feet in length of barrier is required centered on the trunk of the tree. Vertical ribs are required and must face towards the tree.
- 4782
- 4784
- 4786
- 4788 l) Prohibited plant species. The exotic and nuisance plant species set forth in Figure 14.2 of this Part or invasive and exotic plant species as identified in F.S. 581.091, Rule Chapter 5B-57 and the University of Florida IFAS Extension Invasive Plant List and database shall not be planted.
- 4790
- 4792 14.17 Landscaping and traffic circulation
- a) Wheel stops/curbing. All landscaped areas shall be protected from vehicle encroachment by wheel stops or curbing. If curbing is raised above abutting landscaped areas, it shall be perforated to permit drainage from the paved ground surface area onto the landscaped area. Where a wheelstop or curb is utilized, the paved area between the curb and the end of the parking spaces may be omitted if the area is landscaped in addition to the required landscaping herein with a material such as ground cover, rock, or gravel, requiring minimal maintenance.
- 4794
- 4796
- 4798

b) Joint driveways. Whenever a joint driveway or cross access easement configuration is required by the County or otherwise installed, the Development Services Director may adjust the location and design of landscape areas required on the building site(s).

c) Intersection visibility. When an accessway intersects a public right-of-way, landscaping shall be used to define the intersection; provided, however, that all landscaping within the triangular areas described below shall provide unobstructed cross-visibility at a level between two (2) feet and six (6) feet. Trees may be trimmed if they create a traffic hazard. Landscaping, except grass and ground cover, shall not be located closer than three (3) feet from the edge of any accessway pavement. The aforementioned triangular areas are described as follows:

1. The areas of property on both sides of an accessway formed by the intersection of each side of the accessway and the public right-of-way pavement line with two (2) sides of each triangle being ten (10) feet in length from the point of intersection and the third side being a line connecting the ends of the other two (2) sides.

2. The area of property located at a corner formed by the intersection of two (2) or more public streets with two (2) sides of the triangular area being measured thirty (30) feet in length along the abutting edges of pavement, from their point of intersection, and the third being a line connecting the ends of the other two (2) lines.

14.18 Landscape plan and irrigation plan submittal requirements

a) A landscape plan and irrigation plan, when required, shall be submitted by the applicant. The landscape plan shall graphically portray the layout of all landscape plant materials, turf areas, walls, fences and buffers, pavement and parking areas, curbing, structures, signs, easements, existing or proposed utility service lines and all other site improvements. The landscape plan shall list the common and botanical name, size, quantity and spacing of each item. The landscape plan and irrigation plan shall indicate the total regulated landscape area and size of each water use zone by square feet. In addition, the landscape plan shall clearly indicate the location of existing vegetation which shall remain undisturbed. Any existing trees ~~three (3)~~ six (6) inches in diameter or larger proposed for removal shall be clearly indicated. Groups of trees in close proximity may be designated as "clumps" of trees on the plan.

- b) The irrigation plan shall be submitted showing a detailed layout and description of a permanent underground irrigation system providing one hundred (100) percent coverage of all landscaped areas. The irrigation plan shall include information such as sprinkler head type, pipe size, radius of throw, valve and backflow preventer and rain sensor device locations.
- c) All water use zones shall be indicated on the landscape plan and irrigation plan. Turf areas shall be irrigated on separate zones from trees, shrubs and ground cover beds. A rain sensor device or switch shall be required on any newly installed automatic irrigation system to prevent irrigation during periods of sufficient rainfall. The use of low volume, emitter or target irrigation is preferred for trees, shrubs and ground cover. Significant irrigation overthrow onto impervious surfaces is prohibited. The use of irrigation systems shall comply with all water use restrictions imposed by law.
- d) The Development Services Director may permit the use of a temporary above-ground irrigation system in areas where drought tolerant/low water use zone plant material is proposed to be planted for the entire landscaped area. An irrigation plan shall not be required in such circumstances.
- e) When an effluent reuse system is available to serve the premises and sufficient capacity exists, reclaimed water shall be used to irrigate any area required to be landscaped. The landscape and irrigation plan shall be exempt from the requirements of subsections 30.1295(i)(1)-(3).
- f) The landscape plan and irrigation plan shall be reviewed by the Development Services Director and building permits shall not be issued until a landscape plan and irrigation plan is approved. Irrigation systems shall be installed according to manufacturer's specifications and the Florida Irrigation Society Standards and Specifications for Turf and Landscape Irrigation Systems.
- g) More restrictive landscaping requirements. When landscaping requirements are included as part of the regulations for any zoning classification, the more restrictive requirements shall govern. It is intended that these regulations be used in conjunction with other landscaping regulations.
- h) Enforcement. All landscaping required by this section shall be installed prior to issuance of a certificate of occupancy by the building official.

- i) Maintenance. The property owner, tenant and any agent of an owner or tenant shall be jointly and severally responsible for the proper maintenance of irrigation systems and of all landscaping in good condition so as to present a healthy and orderly appearance, free of refuse and debris and to provide proper maintenance of the plant material in order that it will, at all times, conform to the provisions of this Code. This requirement includes, but is not limited to, the replacement of plants damaged by insects, diseases, vehicular traffic, acts of God and vandalism. Necessary replacements shall be made within forty-five (45) days after notification by the Development Services Director of a violation of this section. Shrubs required by this chapter as part of a hedge or durable landscape screen shall be maintained at the minimum required height or greater. Irrigation systems installed to meet the requirements of this code shall be maintained in proper operating condition at all times to prevent waste of irrigation water.
- j) Waiver. The Board of County Commissioners, or their designee, may grant a waiver from the provisions of this section when such waiver is found to not be contrary to the public interest and furthers the intent and purposes of this Chapter.
- k) Administrative adjustments. The Development Services Director may approve reductions in setbacks and other requirements subject to the provisions of Section 5.19. Approval shall be conditioned on a finding that the administrative adjustment will protect and encourage the preservation of large canopy, specimen, or historic trees if the preservation of existing trees and vegetation can be assured during and after site development.

Figure 14.1

APPROVED PLANT SPECIES LIST

<u>CANOPY TREES (Mature Size 40' or more in Height)</u>			
<u>Common Name</u>	<u>Botanical Name</u>	<u>Water Zone</u>	<u>Native (Y/N)</u>
<u>Bald Cypress</u>	<u>Taxodium distichum</u>	<u>L</u>	<u>Y</u>
<u>Black Cherry</u>	<u>Prunus serotina</u>	<u>M</u>	<u>Y</u>
<u>Black Gum/Swamp Tupelo</u>	<u>Nyssa sylvatica</u>	<u>H</u>	<u>Y</u>
<u>Chinese Elm</u>	<u>Ulmus parvifolia</u>	<u>L</u>	<u>N</u>
<u>Florida Elm</u>	<u>Ulmus americana var. florid</u>	<u>M</u>	<u>Y</u>
<u>Florida Scrub Hickory</u>	<u>Carya floridana</u>	<u>L</u>	<u>Y</u>

<u>CANOPY TREES (Mature Size 40' or more in Height)</u>			
<u>Formosan Gum</u>	<u>Liquidambar formosana</u>	<u>L</u>	<u>N</u>
<u>Green Ash</u>	<u>Fraxinus pennsylvanica</u>	<u>M</u>	<u>N</u>
<u>Laurel Oak</u>	<u>Quercus laurifolia</u>	<u>L</u>	<u>Y</u>
<u>Live Oak</u>	<u>Quercus virginiana</u>	<u>L</u>	<u>Y</u>
<u>Loblolly Pine</u>	<u>Pinus taeda</u>	<u>L</u>	<u>Y</u>
<u>Longleaf Pine</u>	<u>Pinus palustris</u>	<u>L</u>	<u>Y</u>
<u>Oriental Sycamore</u>	<u>Platanus orientalis</u>	<u>M</u>	<u>N</u>
<u>Pecan</u>	<u>Carya illinoensis</u>	<u>M</u>	<u>N</u>
<u>Pignut Hickory</u>	<u>Carya glabra</u>	<u>L</u>	<u>Y</u>
<u>Pond Cypress</u>	<u>Taxodium ascendens</u>	<u>H</u>	<u>Y</u>
<u>Red Maple</u>	<u>Acer rubrum</u>	<u>H</u>	<u>Y</u>
<u>Sand Pine</u>	<u>Pinus clausa</u>	<u>L</u>	<u>Y</u>
<u>Shumard Oak</u>	<u>Quercus shumardii</u>	<u>L</u>	<u>Y</u>
<u>Slash Pine</u>	<u>Pinus elliotti</u>	<u>L</u>	<u>Y</u>
<u>Southern Basswood</u>	<u>Tilia floridana</u>	<u>M</u>	<u>Y</u>
<u>Southern Magnolia</u>	<u>Magnolia grandiflora</u>	<u>L</u>	<u>Y</u>
<u>Sugarberry</u>	<u>Celtis laevigata</u>	<u>L</u>	<u>Y</u>
<u>Sweetgum</u>	<u>Liquidambar styraciflua</u>	<u>L</u>	<u>Y</u>
<u>Sycamore</u>	<u>Plantanus occidentalis</u>	<u>H</u>	<u>Y</u>
<u>Tulip Tree</u>	<u>Liriodendron tulipifera</u>	<u>H</u>	<u>Y</u>
<u>Tupelo Gum</u>	<u>Nyssa aquatic</u>	<u>H</u>	<u>Y</u>
<u>Turkey Oak</u>	<u>Quercus laevis</u>	<u>L</u>	<u>Y</u>
<u>Water Oak</u>	<u>Quercus nigra</u>	<u>M, L</u>	<u>Y</u>
<u>Weeping Willow</u>	<u>Salix babylonica</u>	<u>H</u>	<u>N</u>
<u>Winged Elm</u>	<u>Ulmus alata</u>	<u>L</u>	<u>Y</u>

<u>UNDERSTORY TREES (Mature Size 12' to 35' Height) AND PALMS</u>			
<u>Common Name</u>	<u>Botanical Name</u>	<u>Water Zone</u>	<u>Native (Y/N)</u>
<u>American Hornbeam</u>	<u>Carpinus caroliniana</u>	<u>H</u>	<u>Y</u>

<u>UNDERSTORY TREES (Mature Size 12' to 35' Height) AND PALMS</u>			
<u>American Holly</u>	<u>Ilex opaca (or x attenuata)</u>	<u>L</u>	<u>Y</u>
<u>Bluejack Oak</u>	<u>Quercus incana</u>	<u>L</u>	<u>Y</u>
<u>Bradford Pear</u>	<u>Pyrus calleryana "Bradfordi"</u>	<u>M</u>	<u>N</u>
<u>Cabbage Palm</u>	<u>Sabal palmetto</u>	<u>L</u>	<u>Y</u>
<u>Canary Island Date Palm</u>	<u>Phoenix canariensis</u>	<u>L</u>	<u>N</u>
<u>Carolina Ash</u>	<u>Fraxinus caroliniana</u>	<u>M</u>	<u>Y</u>
<u>Chapman Oak</u>	<u>Quercus chapmanii</u>	<u>L</u>	<u>Y</u>
<u>Cherry Laurel</u>	<u>Prunus caroliniana</u>	<u>M</u>	<u>Y</u>
<u>Chickasaw Plum</u>	<u>Prunus angustifolia</u>	<u>L</u>	<u>Y</u>
<u>Chinese Fan Palm</u>	<u>Livistonia chinensis</u>	<u>L</u>	<u>N</u>
<u>Coastal Plain Willow</u>	<u>Salix caroliniana</u>	<u>H</u>	<u>Y</u>
<u>Common Persimmon</u>	<u>Diospyros virginiana</u>	<u>L</u>	<u>Y</u>
<u>Crape Myrtle</u>	<u>Lagerstroemia indica</u>	<u>L</u>	<u>N</u>
<u>Dahoon Holly</u>	<u>Ilex cassine</u>	<u>M</u>	<u>Y</u>
<u>Deciduous Holly</u>	<u>Ilex deciduas</u>	<u>M</u>	<u>Y</u>
<u>Drake Elm</u>	<u>Ulmus parvifolia "Drake"</u>	<u>L</u>	<u>N</u>
<u>Dwarf Siberian Elm</u>	<u>Ulmus pumila</u>	<u>L</u>	<u>N</u>
<u>Eastern Red Cedar</u>	<u>Juniperus virginiana</u>	<u>L</u>	<u>Y</u>
<u>Eastern Hophornbeam</u>	<u>Ostrya virginiana</u>	<u>M</u>	<u>Y</u>
<u>European Fan Palm</u>	<u>Chamaerops humilis</u>	<u>M</u>	<u>N</u>
<u>Firethorn Pyracantha Tree</u>	<u>Pyracantha coccinea</u>	<u>L</u>	<u>N</u>
<u>Flowering Dogwood</u>	<u>Cornus florida</u>	<u>L</u>	<u>Y</u>
<u>Fraser's Photinia</u>	<u>Photinia x Fraseri</u>	<u>M</u>	<u>N</u>
<u>Fringetree</u>	<u>Chionanthus virginicus</u>	<u>M</u>	<u>Y</u>
<u>Glossy Tree Privet</u>	<u>Ligustrum lucidum</u>	<u>M</u>	<u>N</u>
<u>Green Hawthorn</u>	<u>Crataegus viridis</u>	<u>M</u>	<u>Y</u>
<u>Italian Cypress</u>	<u>Cupressus sempervirens</u>	<u>M</u>	<u>N</u>
<u>Japanese Persimmon</u>	<u>Diospyros kaki</u>	<u>L</u>	<u>N</u>
<u>Jerusalem Thorn</u>	<u>Parkinsonia aculeata</u>	<u>L</u>	<u>N</u>

<u>UNDERSTORY TREES (Mature Size 12' to 35' Height) AND PALMS</u>			
<u>Kawakami Pear</u>	<u>Pyrus calleryana "Kawaka"</u>	<u>M</u>	<u>N</u>
<u>Leyland Cypress</u>	<u>Cupressocyparis leylandii</u>	<u>M</u>	<u>N</u>
<u>Loblolly Bay</u>	<u>Gordonia lasianthus</u>	<u>H</u>	<u>Y</u>
<u>Loquat</u>	<u>Eriobotrya japonica</u>	<u>M</u>	<u>N</u>
<u>Mayhaw</u>	<u>Crataegus opaca</u>	<u>M</u>	<u>Y</u>
<u>Myrtle Oak</u>	<u>Quercus myrtifolia</u>	<u>L</u>	<u>Y</u>
<u>Parsley Hawthorn</u>	<u>Crataegus marshalli</u>	<u>L</u>	<u>Y</u>
<u>Paw Paw</u>	<u>Asimina triloba</u>	<u>M</u>	<u>Y</u>
<u>Pindo Palm</u>	<u>Butia capitata</u>	<u>L</u>	<u>N</u>
<u>Queen Palm</u>	<u>Arecastrum romanzoffian</u>	<u>L</u>	<u>N</u>
<u>Queen Sago</u>	<u>Cycas circinalis</u>	<u>L</u>	<u>N</u>
<u>Red Bay</u>	<u>Persia borbonia</u>	<u>L</u>	<u>Y</u>
<u>Sand Post Oak</u>	<u>Quercus stellata</u>	<u>L</u>	<u>Y</u>
<u>Saucer Magnolia</u>	<u>Magnolia soulangeana</u>	<u>M</u>	<u>N</u>
<u>Senegal Date Palm</u>	<u>Phoenix reclinata</u>	<u>L</u>	<u>N</u>
<u>Service berry</u>	<u>Amelanchier Arborea</u>	<u>M</u>	<u>Y</u>
<u>Southern Juniper/Red Cedar</u>	<u>Juniperus salicicola</u>	<u>L</u>	<u>Y</u>
<u>Star Magnolia</u>	<u>Magnolia stellata</u>	<u>M</u>	<u>N</u>
<u>Sweetbay</u>	<u>Magnolia virginiana</u>	<u>M</u>	<u>Y</u>
<u>Taiwan Flowering Cherry</u>	<u>Prunus campanulata</u>	<u>M</u>	<u>N</u>
<u>Trumpet tree</u>	<u>Tabebuia spp.</u>	<u>M</u>	<u>N</u>
<u>Washington Palm</u>	<u>Washingtonia robusta</u>	<u>L</u>	<u>N</u>
<u>Waxleaf Privet</u>	<u>Ligustrum japonicum</u>	<u>M</u>	<u>N</u>
<u>Wax Myrtle</u>	<u>Myrica cerifera</u>	<u>L</u>	<u>Y</u>
<u>Windmill Palm</u>	<u>Trachycarpus fortunei</u>	<u>L</u>	<u>N</u>
<u>Yaupon Holly</u>	<u>Ilex vomitoria</u>	<u>L</u>	<u>Y</u>

<u>SHRUBS, SMALL PALMS AND CYCADS</u>			
<u>Common Name</u>	<u>Botanical Name</u>	<u>Water Zone</u>	<u>Native (Y/N)</u>
<u>Abelia</u>	<u>Abelia grandiflora</u>	<u>M</u>	<u>N</u>
<u>American Arborvitae</u>	<u>Thuja occidentalis</u>	<u>M</u>	<u>N</u>
<u>Asian Butterfly Bush</u>	<u>Buddleia asiatica</u>	<u>M</u>	<u>N</u>
<u>Banana Shrub</u>	<u>Michelia figo</u>	<u>M</u>	<u>N</u>
<u>Bear Grass</u>	<u>Yucca smalliana</u>	<u>L</u>	<u>Y</u>
<u>Beautyberry</u>	<u>Callicarpa americana</u>	<u>L</u>	<u>Y</u>
<u>Boxthorn</u>	<u>Severinia buxifolia</u>	<u>N</u>	<u>N</u>
<u>Brook Euonymus</u>	<u>Euonymus americana</u>	<u>M</u>	<u>Y</u>
<u>Burford Holly</u>	<u>Ilex comuta "Burfordi"</u>	<u>M</u>	<u>N</u>
<u>Camellia</u>	<u>Camellia japonica</u>	<u>M</u>	<u>N</u>
<u>Cardboard Plant</u>	<u>Zamia furfuracea</u>	<u>L</u>	<u>N</u>
<u>Cassia</u>	<u>Cassia spp.</u>	<u>M</u>	<u>N</u>
<u>Century Plant</u>	<u>Agave americana</u>	<u>L</u>	<u>N</u>
<u>Chapman Rhododendron</u>	<u>Rhododendron chapmannii</u>	<u>H</u>	<u>Y</u>
<u>Christmasberry</u>	<u>Lycium carolinianum</u>	<u>L</u>	<u>Y</u>
<u>Chinese Holly</u>	<u>Ilex comuuta</u>	<u>M</u>	<u>N</u>
<u>Chinese Witch Hazel</u>	<u>Loropetalum chinese</u>	<u>M</u>	<u>N</u>
<u>Chinese Juniper</u>	<u>Juniperus chinensis</u>	<u>L</u>	<u>N</u>
<u>Chinese Mahonia</u>	<u>Mahonia fortunei</u>	<u>M</u>	<u>N</u>
<u>Cleyera</u>	<u>Ternstroemia gymnanthera</u>	<u>L</u>	<u>N</u>
<u>Cleyera</u>	<u>Cleyera japonica</u>	<u>M</u>	<u>N</u>
<u>Common Buttonbush</u>	<u>Cephalanthus occidentalis</u>	<u>H</u>	<u>Y</u>
<u>Coontie</u>	<u>Zamia floridana</u>	<u>L</u>	<u>Y</u>
<u>Coralberry Ardisia</u>	<u>Ardisia crispa (or crenata)</u>	<u>M</u>	<u>N</u>
<u>Crinum Lily</u>	<u>Crinum asiaticum</u>	<u>M</u>	<u>N</u>
<u>Croton</u>	<u>Codiaeum variegatum</u>	<u>L</u>	<u>N</u>
<u>Dahoon Holly</u>	<u>Ilex cassine</u>	<u>M</u>	<u>Y</u>

SHRUBS, SMALL PALMS AND CYCADS			
<u>Dwarf Azaleas</u>	<u>Rhododendron obtusum</u>	<u>H</u>	<u>N</u>
<u>Dwarf Yaupon Holly</u>	<u>Ilex vomitoria "nana"</u>	<u>L</u>	<u>Y</u>
<u>Dwarf Palmetto</u>	<u>Sabal minor</u>	<u>L</u>	<u>Y</u>
<u>English Boxwood</u>	<u>Buxus sempervirens</u>	<u>M</u>	<u>N</u>
<u>Fatsia</u>	<u>Fatsia japonica</u>	<u>M</u>	<u>N</u>
<u>Feijoa</u>	<u>Feijoa sellowiana</u>	<u>M</u>	<u>N</u>
<u>Fetterbush</u>	<u>Lyonia spp.</u>	<u>L</u>	<u>Y</u>
<u>Firebush</u>	<u>Hamelia patens</u>	<u>L</u>	<u>Y</u>
<u>Firethorn Pyracantha</u>	<u>Pyracantha coccinea</u>	<u>M</u>	<u>N</u>
<u>Florida Flame Azalea</u>	<u>Rhododendron austrinum</u>	<u>H</u>	<u>Y</u>
<u>Florida Elderberry</u>	<u>Sambucus simpsonii</u>	<u>M</u>	<u>Y</u>
<u>Florida Anise</u>	<u>Illicium floridanum</u>	<u>M</u>	<u>Y</u>
<u>Florida Privet</u>	<u>Forestiera segregata</u>	<u>M</u>	<u>Y</u>
<u>Fragrant Honeysuckle</u>	<u>Lonicera fragrantissima</u>	<u>M</u>	<u>N</u>
<u>Fraser's Photinia</u>	<u>Photinia Fraseri</u>	<u>M</u>	<u>N</u>
<u>Gallberry</u>	<u>Ilex glabra</u>	<u>L</u>	<u>Y</u>
<u>Garden Hydrangea</u>	<u>Hydrangea macrophylla</u>	<u>H</u>	<u>N</u>
<u>Gardenia</u>	<u>Gardenia jasminoides</u>	<u>M</u>	<u>N</u>
<u>Golden-Dewdrop</u>	<u>Duranta repens</u>	<u>M</u>	<u>N</u>
<u>Groundsel Tree</u>	<u>Baccharis halimifolia</u>	<u>L</u>	<u>Y</u>
<u>Heavenly Bamboo</u>	<u>Nandina domestica</u>	<u>L</u>	<u>N</u>
<u>Holly Malpighia</u>	<u>Malpighia coccigera</u>	<u>M</u>	<u>N</u>
<u>Indian Hawthorn</u>	<u>Raphiolepis indica</u>	<u>L</u>	<u>N</u>
<u>Indica Azaleas</u>	<u>Rhododendron indica</u>	<u>H</u>	<u>N</u>
<u>Japanese Boxwood</u>	<u>Buxus microphylla</u>	<u>M</u>	<u>N</u>
<u>Japanese Privet</u>	<u>Ligustrum japonicum</u>	<u>L</u>	<u>N</u>
<u>Japanese Holly</u>	<u>Ilex crenata</u>	<u>M</u>	<u>N</u>
<u>Junipers</u>	<u>Juniperus spp.</u>	<u>L</u>	<u>N</u>
<u>King Sago</u>	<u>Cycas revoluta</u>	<u>L</u>	<u>N</u>

SHRUBS, SMALL PALMS AND CYCADS			
<u>Kumquat</u>	<u>Fortunella japonica</u>	<u>L</u>	<u>N</u>
<u>Kurume Azaleas</u>	<u>Rhododendron Kurume</u>	<u>H</u>	<u>N</u>
<u>Lady Palm</u>	<u>Rhapis excelsa</u>	<u>M</u>	<u>N</u>
<u>Lantana</u>	<u>Lantana camara</u>	<u>L</u>	<u>Y</u>
<u>Laurustius Viburnum</u>	<u>Viburnum tinus</u>	<u>H</u>	<u>N</u>
<u>Leatherleaf Mahonia</u>	<u>Mahonia Bealei</u>	<u>M</u>	<u>N</u>
<u>Leucothoe</u>	<u>Leucothoe axillaris</u>	<u>H</u>	<u>Y</u>
<u>Nagi Podocarpus</u>	<u>Podocarpus Nagi</u>	<u>M</u>	<u>N</u>
<u>Needle Palm</u>	<u>Rhapidohyllum hystrix</u>	<u>M</u>	<u>Y</u>
<u>Oakleaf Hydrangea</u>	<u>Hydrangea quercifolia</u>	<u>M</u>	<u>Y</u>
<u>Oleander</u>	<u>Nerium oleander</u>	<u>L</u>	<u>N</u>
<u>Pittosporum</u>	<u>Pittosporum tobira</u>	<u>M</u>	<u>N</u>
<u>Plumbago</u>	<u>Plumbago auriculata</u>	<u>L</u>	<u>N</u>
<u>Podocarpus</u>	<u>Podocarpus macrophyllus</u>	<u>L</u>	<u>N</u>
<u>Pygmy Date Palm</u>	<u>Phoenix roebelinii</u>	<u>M</u>	<u>N</u>
<u>Red Buckeye</u>	<u>Aesculus pavia</u>	<u>L</u>	<u>Y</u>
<u>Rosemary</u>	<u>Ceratiola ericoides</u>	<u>L</u>	<u>Y</u>
<u>Sandankwa Viburnum</u>	<u>Viburnum suspensum</u>	<u>H</u>	<u>N</u>
<u>Sasanqua Camellia</u>	<u>Camellia sasanqua</u>	<u>H</u>	<u>N</u>
<u>Saw Palmetto</u>	<u>Seronoa repens</u>	<u>L</u>	<u>Y</u>
<u>Scarlet Hibiscus</u>	<u>Hibiscus coccineus</u>	<u>M</u>	<u>Y</u>
<u>Scrub Palmetto</u>	<u>Sabal etonia</u>	<u>L</u>	<u>Y</u>
<u>Serrissa</u>	<u>Serrissa foetida</u>	<u>M</u>	<u>N</u>
<u>Shiny Blueberry</u>	<u>Vaccinum myrsinites</u>	<u>L</u>	<u>Y</u>
<u>Shrimp Plant</u>	<u>Beloperone guttata</u>	<u>M</u>	<u>N</u>
<u>Silverthorn</u>	<u>Eleagnus pungens</u>	<u>L</u>	<u>N</u>
<u>Slender Buckthorn</u>	<u>Bumelia reclinata</u>	<u>M</u>	<u>Y</u>
<u>Snowbell</u>	<u>Styrax americanus</u>	<u>H</u>	<u>Y</u>
<u>Spanish Bayonet</u>	<u>Yucca aliofolia</u>	<u>L</u>	<u>Y</u>

<u>SHRUBS, SMALL PALMS AND CYCADS</u>			
<u>Spanish Dagger</u>	<u>Yucca gloriosa</u>	<u>L</u>	<u>Y</u>
<u>Sparkleberry</u>	<u>Vaccinium arboreum</u>	<u>L</u>	<u>Y</u>
<u>Spice-Bush</u>	<u>Lindera benzoin</u>	<u>M</u>	<u>Y</u>
<u>St. John's Wort</u>	<u>Hypericum spp.</u>	<u>M</u>	<u>Y</u>
<u>Star Anise</u>	<u>Illicium anisatum</u>	<u>M</u>	<u>N</u>
<u>Surinam Cherry</u>	<u>Eugenia uniflora</u>	<u>M</u>	<u>N</u>
<u>Swamp Honeysuckle Azalea</u>	<u>Rhododendron riscosum</u>	<u>H</u>	<u>Y</u>
<u>Sweet Pepperbush</u>	<u>Clethra alnifolia</u>	<u>M</u>	<u>Y</u>
<u>Sweet Pinxter Azalea</u>	<u>Rhododendron canescens</u>	<u>H</u>	<u>Y</u>
<u>Sweet Viburnum</u>	<u>Viburnum odoratissimum</u>	<u>M</u>	<u>N</u>
<u>Sweetshrub</u>	<u>Calycanthus floridus</u>	<u>M</u>	<u>Y</u>
<u>Tar-Flower</u>	<u>Befaria racemosa</u>	<u>L</u>	<u>Y</u>
<u>Thryallis</u>	<u>Galphima (or Thryallis) glauca</u>	<u>L</u>	<u>N</u>
<u>Tough Bumelia</u>	<u>Bumelia tenax</u>	<u>M</u>	<u>Y</u>
<u>Walter Viburnum</u>	<u>Viburnum obovatum</u>	<u>M</u>	<u>Y</u>
<u>Witch Hazel</u>	<u>Hamamelis virginiana</u>	<u>M</u>	<u>Y</u>
<u>Yellow Anise</u>	<u>Illicium parviflorum</u>	<u>M</u>	<u>Y</u>
<u>Yellow Pineland Lantana</u>	<u>Lantana depressa</u>	<u>L</u>	<u>Y</u>

<u>GROUNDCOVERS</u>			
<u>Common Name</u>	<u>Botanical Name</u>	<u>Water Zone</u>	<u>Native (Y/N)</u>
<u>Algerian Ivy</u>	<u>Hedera canariensis</u>	<u>M</u>	<u>N</u>
<u>Asparagus Fern</u>	<u>Asparagus spp. (Sprenger)</u>	<u>L</u>	<u>N</u>
<u>Beach Sunflower</u>	<u>Helianthus debilis</u>	<u>L</u>	<u>Y</u>
<u>Beach Morning Glory</u>	<u>Ipomoea stolonifera</u>	<u>L</u>	<u>Y</u>
<u>Bigleaf Periwinkle</u>	<u>Vinca major</u>	<u>M</u>	<u>N</u>
<u>Billgergia Bromeliad</u>	<u>Billbergia spp.</u>	<u>H</u>	<u>N</u>
<u>Black Eyed Susan</u>	<u>Rudbeckia hirta</u>	<u>L</u>	<u>Y</u>

<u>GROUNDCOVERS</u>			
<u>Blazing Star Liatris</u>	<u>Liatris tenuifolia</u>	<u>L</u>	<u>Y</u>
<u>Blue Daze</u>	<u>Convolvulus "Blue Daze"</u>	<u>M</u>	<u>N</u>
<u>Blue Flag</u>	<u>Iris virginica</u>	<u>H</u>	<u>Y</u>
<u>Blue Lily of the Nile</u>	<u>Agapanthus africanus</u>	<u>M</u>	<u>N</u>
<u>Bromeliad</u>	<u>Vriesea spp.</u>	<u>H</u>	<u>N</u>
<u>Bugleweed</u>	<u>Ajuga reptans</u>	<u>H</u>	<u>N</u>
<u>Butterfly Iris</u>	<u>Dietes bicolor</u>	<u>H</u>	<u>N</u>
<u>Carolina Jessamine</u>	<u>Glesemium sempervirens</u>	<u>M</u>	<u>Y</u>
<u>Cast Iron Plant</u>	<u>Aspidistra elatior</u>	<u>L</u>	<u>N</u>
<u>Cinnamon Fern</u>	<u>Osmanda cinnamomea</u>	<u>H</u>	<u>Y</u>
<u>Confederate Jasmine</u>	<u>Trachelospermum asiatic</u>	<u>M</u>	<u>N</u>
<u>Coontie</u>	<u>Zamia floridana</u>	<u>L</u>	<u>Y</u>
<u>Cordgrass</u>	<u>Spartina spp.</u>	<u>L</u>	<u>Y</u>
<u>Coreopsis</u>	<u>Coreopsis gladiata (or tinctoria)</u>	<u>H</u>	<u>Y</u>
<u>Creeping Fig</u>	<u>Ficus pumila</u>	<u>LTc>N</u>	
<u>Creeping Juniper</u>	<u>Juniperus horizontalis</u>	<u>L</u>	<u>N</u>
<u>Creeping Phlox</u>	<u>Phlox nivalis</u>	<u>L</u>	<u>Y</u>
<u>Crown of Thorns</u>	<u>Euphorbia milii</u>	<u>L</u>	<u>N</u>
<u>Daylily</u>	<u>Hemerocallis spp.</u>	<u>L</u>	<u>N</u>
<u>Dichondra</u>	<u>Dichondra micrantha</u>	<u>M</u>	<u>N</u>
<u>Dwarf Coreopsis</u>	<u>Coreopsis auriculata "Nana"</u>	<u>H</u>	<u>N</u>
<u>Dwarf Heavenly Bamboo</u>	<u>Nandina domestica "nana"</u>	<u>M</u>	<u>N</u>
<u>Dwarf Oyster Plant</u>	<u>Rhoeo spathacea "nana"</u>	<u>L</u>	<u>N</u>
<u>Dwarf Palmetto</u>	<u>Sabal minor</u>	<u>L</u>	<u>Y</u>
<u>Dwarf Pittosporum</u>	<u>Pittosporum tobira "Wheeleri"</u>	<u>M</u>	<u>N</u>
<u>English Ivy</u>	<u>Hedera helix</u>	<u>M</u>	<u>N</u>
<u>Fancyleaved Caladium</u>	<u>Caladium x Nortulanum</u>	<u>M</u>	<u>N</u>
<u>Gaillardia</u>	<u>Gaillardia pulchella</u>	<u>L</u>	<u>Y</u>
<u>Gerbera Daisy</u>	<u>Gerbera jamesonii</u>	<u>M</u>	<u>N</u>

GROUNDCOVERS			
<u>Hall's Honeysuckle</u>	<u>Lonicera japonica "Halliana"</u>	<u>L</u>	<u>N</u>
<u>Holly Fern</u>	<u>Cyrtomium falcatum</u>	<u>M</u>	<u>N</u>
<u>Japanese Garden Juniper</u>	<u>Juniperus procumbens</u>	<u>L</u>	<u>N</u>
<u>Leatherleaf Fern</u>	<u>Rumohra odiantiformis</u>	<u>M</u>	<u>N</u>
<u>Lilly Turf</u>	<u>Liriope spp.</u>	<u>M</u>	<u>N</u>
<u>Mondo Grass</u>	<u>Ophiopogon japonicus</u>	<u>M</u>	<u>N</u>
<u>Moss Pink</u>	<u>Phlox subulata</u>	<u>M</u>	<u>N</u>
<u>Nick's Compact Juniper</u>	<u>Juniperus c.p. "Nick's Compacta"</u>	<u>L</u>	<u>N</u>
<u>Parson's Juniper</u>	<u>Juniperus squamata "Parsoni"</u>	<u>L</u>	<u>N</u>
<u>Periwinkle, Vinca</u>	<u>Catharantus roseus</u>	<u>M</u>	<u>N</u>
<u>Plumbago</u>	<u>Plumbago auriculata</u>	<u>L</u>	<u>N</u>
<u>Prairie Iris</u>	<u>Iris hexagona</u>	<u>H</u>	<u>Y</u>
<u>Red Muhly Grass</u>	<u>Muhlenbergia spp.</u>	<u>L</u>	<u>Y</u>
<u>Rosemary</u>	<u>Ceratiola ericordes</u>	<u>L</u>	<u>Y</u>
<u>Royal Fern</u>	<u>Osmanda regalis</u>	<u>H</u>	<u>Y</u>
<u>Saw Palmetto</u>	<u>Serenoa repens</u>	<u>L</u>	<u>Y</u>
<u>Sedum</u>	<u>Sedum spp.</u>	<u>L</u>	<u>N</u>
<u>Shield Fern</u>	<u>Thelyptris spp.</u>	<u>M</u>	<u>Y</u>
<u>Shore Juniper</u>	<u>Juniperus conferta</u>	<u>L</u>	<u>N</u>
<u>Society Garlic</u>	<u>Tulbaghia violacea</u>	<u>L</u>	<u>N</u>
<u>Star Jasmine</u>	<u>Trachelospermum jasmino</u>	<u>M</u>	<u>N</u>
<u>Swamp Lily</u>	<u>Crinum americanum</u>	<u>H</u>	<u>Y</u>
<u>Sword or Boston Fern</u>	<u>Nephrolepis spp.</u>	<u>H</u>	<u>Y</u>
<u>Trailing Fig</u>	<u>Ficus sagittata</u>	<u>L</u>	<u>N</u>
<u>Virginia Creeper</u>	<u>Parthenosisus quinquefolia</u>	<u>H</u>	<u>Y</u>
<u>Wedelia</u>	<u>Wedelia trilobata</u>	<u>L</u>	<u>N</u>
<u>Weeping Lantana</u>	<u>Lantana montevidensis</u>	<u>L</u>	<u>N</u>
<u>Wild Canna</u>	<u>Canna flaccida</u>	<u>H</u>	<u>Y</u>
<u>Wintercreeper</u>	<u>Euonymus fortueri "coloratus"</u>	<u>M</u>	<u>N</u>

<u>GROUNDCOVERS</u>			
<u>Yellow Pineland Lantana</u>	<u>Lantana depressa</u>	<u>L</u>	<u>Y</u>

4894

<u>NON-NATIVE VINES</u>		
<u>Common Name</u>	<u>Botanical Name</u>	<u>Water Zone</u>
<u>Algerian Ivy</u>	<u>Hedera canariensis</u>	<u>M</u>
<u>Allamanda</u>	<u>Allamanda cathartica</u>	<u>M</u>
<u>Arabian Jasmine</u>	<u>Jasminum sambac</u>	<u>M</u>
<u>Chinese Wisteria</u>	<u>Wisteria sinensis</u>	<u>L</u>
<u>Confederate Jasmine</u>	<u>Trachelospermum asiaticum</u>	<u>M</u>
<u>Coral Vine</u>	<u>Antigonon leptopus</u>	<u>L</u>
<u>Downy Jasmine</u>	<u>Jasminum multiflorum</u>	<u>M</u>
<u>English Ivy</u>	<u>Hedera helix</u>	<u>M</u>
<u>Hall's Honeysuckle</u>	<u>Lonicera japonica "halliana"</u>	<u>L</u>
<u>Japanese Clematis</u>	<u>Clematis dioscoreifolia</u>	<u>M</u>
<u>Mexican Flame Vine</u>	<u>Senecio confusus</u>	<u>L</u>
<u>Star Jasmine</u>	<u>Trachelospermum jasminoides</u>	<u>M</u>

<u>Turfgrasses</u>	
<u>Common Name</u>	<u>Water Zone</u>
<u>Bahia Grass</u>	<u>M</u>
<u>Bermuda Grass</u>	<u>M</u>
<u>Centipede Grass</u>	<u>H</u>
<u>St. Augustine FX-10</u>	<u>M</u>
<u>St. Augustine Grass</u>	<u>H</u>
<u>Zoysia Grass</u>	<u>M</u>

4896 Water Zone Key:

H = High Water Use Zone - Plants which are associated with moist soils and require

4898 supplemental water in addition to natural rainfall to survive. This zone includes shallow rooted turfgrass varieties.

- 4900 M = Moderate Water Use Zone - Plants which survive on natural rainfall with supplemental water during seasonable dry periods. This zone includes deep rooted turfgrass varieties.
- 4902 L = Low Water Use Zone - Plants which, once established, survive on natural rainfall without supplemental water. Because of the relatively high water requirements of turfgrass, no
- 4904 presently available varieties are included in this category.
- Sources: St. Johns River Water Management District Xeriscape Plant Guide South Florida
- 4906 Water Management District Xeriscape Plant Guide II

FIGURE 14.2
PROHIBITED PLANT SPECIES LIST

<u>Common Name</u>	<u>Botanical Name</u>
<u>Acacia</u>	<u>Acacia spp.</u>
<u>Air Potato Vine</u>	<u>Dioscorea bulbifera</u>
<u>American Mulberry</u>	<u>Morus rubra</u>
<u>Australian Pine</u>	<u>Casuarina equisetifolia</u>
<u>Brazilian Pepper Tree</u>	<u>Schinus terebinthifolius</u>
<u>Cajeput or Punk Tree</u>	<u>Melaleuca leucodendra</u>
<u>Camphor</u>	<u>Cinnamomum camphora</u>
<u>Castor Bean</u>	<u>Ricinus communis</u>
<u>Chinaberry</u>	<u>Melia azedarach</u>
<u>Chinese Tallow</u>	<u>Sapium sebiferum</u>
<u>Ear Tree</u>	<u>Enterolobium cyclocarpum</u>
<u>Eucalyptus</u>	<u>Eucalyptus spp.</u>
<u>Hydrilla</u>	<u>Hydrilla verticillata</u>
<u>Jacaranda</u>	<u>Jacaranda acutifolia</u>
<u>Kudzu Vine</u>	<u>Paeraria lobate</u>
<u>Mimosa</u>	<u>Albizia julibrissin</u>
<u>Paper Mulberry</u>	<u>Broussonetia papyrifera</u>
<u>Rice Paper Plant</u>	<u>Tetrapanax papyriferus</u>
<u>Rosewood</u>	<u>Dalbergia sissoo</u>
<u>Silk Oak</u>	<u>Grevillea robusta</u>

FIGURE 14.2
PROHIBITED PLANT SPECIES LIST

Taro	<i>Colocasia esculenta</i>
Water Hyacinth	<i>Eichhornia</i> spp.
Any other plant species prohibited by Federal or State law including, but not limited to, those prohibited by the rules of the Florida Department of Environmental Protection and the Florida Department of Agriculture, and those listed in the most recent Florida Exotic Pest Plant Council's List of Invasive Plant Species.	

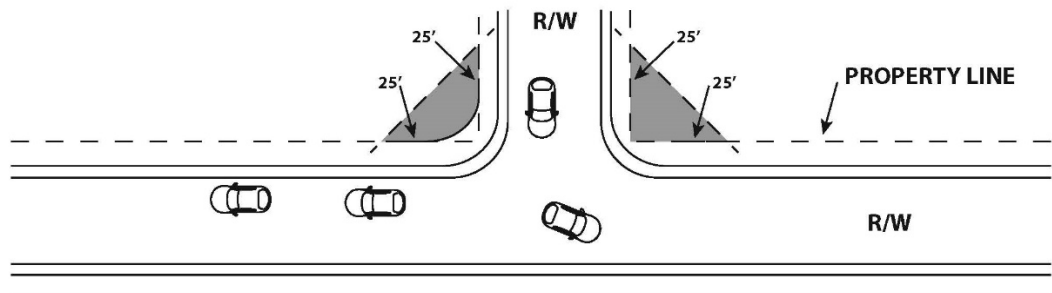
14.19

4908 14.20 **Fences** – SEC. 30.1349

- 4910 ~~a) On property assigned a residential zoning classification, a closed fence or wall in excess of three (3) feet in height shall maintain the same district front yard setback requirement as the main or principal dwelling structure except where backing up to a limited access highway or where regulations require such fences. In the case of corner lots, the lot shall be considered to have a front yard or yards on any side or sides abutting a road right-of-way.~~
- 4912
- 4914
- 4916 ~~b) No closed fence or wall in excess of six (6) feet six (6) inches shall be erected on any property assigned a residential zoning classification without approval of the Board of Adjustment after public hearing. Nor shall such fence or wall be erected closer than five (5) feet to any existing adjacent neighborhood dwelling structure.~~
- 4918
- 4920 ~~c) Entrance walls to a subdivision may be erected closer to streets or roads only on approval of the Board of County Commissioners.~~
- 4922 ~~d) No barbed wire fence shall be erected in any residential district. Barbed wire may be used on security fences erected in any commercial or industrial district, provided such use is limited to three (3) strands, a minimum of six (6) feet above the ground. Such fences may be permitted in estate areas, on approval of the Board of Adjustment, after public hearing.~~
- 4924
- 4926 ~~e) All fences shall be maintained in their original upright condition.~~
- 4928 ~~f) Fences and walls designed for painting or similar surface finish shall be maintained in their original condition as designed. Any walls or fences which have been defaced shall be promptly restored to their original condition.~~
- 4930 ~~g) Missing boards, pickets, posts or bricks shall be promptly replaced with material of the same type and quality.~~

- a) A building permit is required for any fence or wall to be erected, replaced, or receive major repair. A major repair shall be considered a segment of fence or wall more than ten (10) percent of the total linear feet of the existing fence or wall, two (2) or more fence or wall panels, or more than eighteen (18) linear feet, whichever is less. Building permit applications must include a certified survey showing the location of the proposed fence or wall; however the Planning and Development Division Manager may waive this requirement and allow a plot plan or site plan when the survey corner markers will be made visible for inspection by the Building Inspector. If determination for compliance to approved plans cannot be made by exposed survey corner markers, the Building Inspector may require a string line from survey corner marker to survey corner marker to ensure compliance. If the Building Inspector is still unable to determine if compliance is met due to site conditions, it is the responsibility of the contractor or owner, if owner/builder permit, to provide a site built survey to verify compliance with the approved plans.
- b) Residential zoning classifications: fences and walls are limited to a maximum height of four (4) feet within the front yard and side street setbacks and six (6) feet six (6) inches within the side and rear yard setbacks except as provided in (f) of this Section. In the case of corner lots, the lot shall be considered to have a front yard or yards on any side or sides abutting a road right-of-way.
- c) Commercial or Industrial zoning classifications: fences and walls are limited to a maximum height of six (6) feet six (6) inches within the front setback and eight (8) feet within the side and rear yard setbacks except as required to maintain visibility per (c)(4) of this section and Section 250.91, Code of Ordinances. Notwithstanding any other provisions of this Code, fences shall not be located within a designated buffer unless required under Chapter 30 Part 67.
- d) Agricultural zoning classifications: fences and walls are limited to a maximum height of five (5) feet and an additional one (1) foot for embellishments within the front yard setback; and eight (8) feet within the side and rear yard setbacks. Fences located within the front yard setback must be open split rail; steel woven wire may be used behind split rail fencing for animal containment, but no barbed wire is permitted. These regulations shall not apply to property having an agricultural classification from the Seminole County Property Appraiser.
- e) Planned Developments: Unless otherwise stated in the recorded Development Order or Developer's Commitment Agreement, all fences or walls will comply with this section.
- f) Setback distance requirements will be as follows:

- 4968 1. No side street setback will be required from any side property line adjoining railroad
4970 right-of-way or a limited access highway.
- 4972 2. For corner lots in residentially zoned properties, including residential Planned
4974 Developments unless otherwise stated in the Development Order, the secondary front
4976 yard or side street setback may be reduced to five (5) feet provided the visual clearance
4978 (sight line triangle) requirements of (c)(4) of this section can be met and with approval by
4980 the Seminole County Traffic Engineering Division. Building permit applications
4982 requesting the reduction of the side street setback must include a certified survey
indicating the adjacent rights-of-way.
3. Fences, walls, hedges, plantings, or other obstructions must maintain visual clearance
requirements at the intersection on corner lots. The visual clearance triangle must be
fifteen (15) feet for residentially and agriculturally zoned property, or twenty-five (25)
feet for commercially or industrially zoned property at a street intersection unless
otherwise approved by the County Engineer. The visual clearance triangle is measured
from the property corner adjoining the intersection of rights-of-way the distance
described above with a line joining points on those lines.



- 4984
- 4986 4. Any fence, wall, hedge, planting (except plants defined as Shoreline Vegetation in FAC
4988 62-340-450), or other obstruction adjacent to a Natural Water Body is limited to a
4990 maximum height of four (4) feet. Any fence or wall greater than four (4) feet must be
located a minimum distance of thirty (30) feet from the Normal High Water Elevation of a
Natural Water Body. Building permit applications for fences or walls adjacent to a
Natural Water Body must include a certified survey no less than five (5) years old
indicating the Normal High Water Elevation.
- 4992 g) In all zoning districts, a chain link fence and other non-privacy fences (e.g., clear
4994 plastic and metal or aluminum picket fences) that are not opaque but function
4996 similarly to a chain link fence in that they do not obstruct the view with a
maximum height of six (6) feet six (6) inches may be permitted on a vacant parcel,
except as provided in (b) of this section.

- 4998 h) Entrance walls to a subdivision may be erected closer to streets or roads only on
approval of the Board of County Commissioners.
- 5000 i) No barbed-wire fence shall be erected in any residential district except for security
of public utilities. Barbed wire may be used on security fences erected in any
5002 commercial or industrial district or for security of public utilities, provided such
use is limited to three (3) strands, a minimum of six (6) feet above the ground.
- 5004 j) No fence or wall shall be erected or project beyond the property line or be located
within required visual clearance areas.
- 5006 k) A fence shall be uniform in construction, design, material, color and pattern, and
the fence material shall be a standard material conventionally used by the fence
5008 industry. Nontraditional materials, including, but not limited to, tires, mufflers,
hubcaps, are prohibited. Open split-rail fences shall be permitted.
- 5010 l) All fences shall be maintained in their original upright condition.
- 5012 m) Fences and walls designed for painting or similar surface finish shall be
maintained in their original condition as designed. Any walls or fences which have
been defaced shall be promptly restored to their original condition.
- 5014 n) Missing boards, pickets, posts or bricks shall be promptly replaced with material
of the same type and quality, subject to permitting requirements in (a) of this
section.
- 5016 o) Gates and posts are limited to the same maximum heights and required setbacks
for fences and walls provided in (b) (c), (d), and (e) of this section, including
5018 architectural embellishments. Gates shall not swing into adjacent properties or
encroach into the right-of-way.
- 5020 p) Where grade elevations along adjoining properties differ, fence/wall height shall
be measured from the finished ground floor elevation of the property having the
5022 higher ground floor elevation.
- 5024 (q) Any fence greater in height than provided in this section or within the required
yard setbacks shall not be erected without approval of the Board of Adjustment
after a public hearing. Reductions to the side street setback as provided in (f)(2)
5026 will not require Board of Adjustment approval unless otherwise determined by the
Planning Manager.

5028 14.21 Open Space Easements – SEC. 30.111

PART 15 OUTDOOR LIGHTING REQUIREMENTS

15.1 Exterior lighting requirements.

All commercial, office, industrial and multi-family development shall comply with the following exterior lighting requirements:

(1) Light spillage: Illumination onto adjacent properties shall not exceed five-tenths (0.5) foot-candles.

(2) Height of lighting sources:

a) Height of fixture will be measured at the vertical distance from the normal finished grade directly below the centerline of the luminaire to the top of the light fixture. Height of the pole will be measured at the vertical distance from the finished grade to the highest point inclusive of the pole, fixture, and mounting arm.

b) All lighting on non-industrial zoned properties shall consist of cut-off fixtures mounted no higher than sixteen (16) feet. An exception to this requirement may be made if the applicant demonstrates that a greater height will not result in light spillage onto surrounding properties in excess of five-tenths (0.5) foot-candles; provided however, that in no event shall lighting exceed a maximum height of twenty-five (25) feet on a parcel adjacent to property with a Residential Future Land Use designation or a residential zoning classification.

15.2 Lighting on industrial zoned properties (except that located within two hundred (200) feet of residential property) shall consist of cut-off fixtures mounted no higher than twenty-five (25) feet.

On industrial property located within two hundred (200) feet of residential property, lighting shall be limited to cut off fixtures mounted no higher than sixteen (16) feet.

An exception to this requirement may be made if the applicant demonstrates that a greater height will not result in light spillage onto surrounding properties in excess of five-tenths (0.5) foot-candles.

15.3 Lighting for football fields, soccer fields, baseball fields, softball fields, tennis courts, golf driving ranges, auto race tracks, horse race tracks or show arenas, and similar facilities may exceed the maximum height allowed herein upon written authorization of the Development Services Director Development Review Manager. Such

5060 authorization may only be granted upon a finding that a greater height will not have
a significant effect on the citizens of Seminole County.

5062 15.4 Light fixtures. All light fixtures must conform to the following regulations:

5064 a) All fixtures, including security lighting, must be cutoff fixtures.

5066 b) All fixtures must be incorporated into the building or site as an integrated design
element through the use of common or complementary style, material, and color.

5068 c) Fixtures may not be tilted towards adjacent properties.

5070 d) Sag lenses, convex lenses, and drop lenses are prohibited.

5072 e) Floodlighting is prohibited except for non-retail industrial uses where the
floodlights internal to the site and cannot be seen from adjacent public right of
way and neighboring residential uses or zoning district.

5074 15.5 Time controls and motion detectors. Lighting on non-residential sites must include
time controls. The time controls must dim all outdoor lights by at least 50% of
normal illumination levels within one hour of the close of business on the site. The
lights must remain dimmed until the business reopens in the morning or the
automatic light sensors switch the light off in the morning. Where a site includes
more than one business, the time controls must dim the lights associated with each
discrete place of business within the hour of the respective business closing to the
public, but common area lighting may remain fully lit until the last onsite business
closed. This requirement does not apply to business that operate 24-hours a day.
Dimmed lights may return to full luminance for no more than 30 seconds if triggered
by a motion detector.

5082 a) Light sensors. All outdoor lighting must include light
sensors that automatically turn lights off when daylight exceeds 85% of the ground
level luminance of the fixture

5084 b) Manual controls. All electrical circuits for outdoor lighting must include manually
controlled switches conveniently located for manual operations.

5086

5088 15.6 Lighting setback: Outdoor lighting fixtures shall be located no less than fifty (50) feet
from any property having a residential future land use designation or a residential
zoning classification.

5090 15.7 Shielding requirements: Unless an exemption is granted by the ~~Development Review~~
~~Manager~~, Public Works Director outdoor lighting fixtures shall be shielded in such a
manner that no light is emitted above a horizontal plane passing through the lowest

5092

point of the light emitting elements, so that direct light emitted above the horizontal plane is eliminated. An exemption to this subsection may only be granted upon a finding that it will not create an adverse effect on the citizens of Seminole County.

15.8 Underground wiring: Electric power lines serving an outdoor light fixture shall be installed beneath the surface of the ground unless it is determined by the Development Review Manager Development Services Director that soil, topographical, or any other compelling conditions, make the underground installation of such utility lines unreasonable or hazardous.

(a) Approved Alternate Materials and Methods of Construction or Installation/Operation. The Development Services Director ~~Development Review Manager~~ may approve any lighting design, material, or method of installation or operation not specifically prescribed herein if he/she finds that:

- (1) The alternative provides an approximate equivalence to the applicable requirements of this Section; and
- (2) The alternative complies with the intent of this Section; or
- (3) The alternative is necessary for the safety and security of people and property.

(b) Submission of Plans and Evidence of Compliance. An applicant for any permit required by Seminole County involving outdoor lighting fixtures must submit plans

indicating how compliance with this Section will be accomplished. This submission shall include the following information:

(1) The location of all proposed or existing outdoor light fixtures on the property and the foot candle emissions of such fixtures onto any adjoining property; and

(2) A description of all outdoor light fixtures or other illuminating devices proposed for use on the property. The description should include, but is not limited to, catalog cuts by manufacturers and drawings; and

(3) Any other relevant information as may be reasonably required by Seminole County.

(4) The applicant may submit additional information, such as photometric plan data, to support use of the proposed lighting.

15.9 Prohibited Lights. The following lighting sources shall be prohibited:

(1) Laser lights or any similar high intensity light source which projects light above the horizontal plane of the light source.

15.10 (2) Flashing or animated lights located in or adjoining residential areas.

15.11 (e) Additional Requirements for Special Uses. Where permitted, light sources for the following special uses shall be designed and installed in accordance with the following requirements:

15.12 (1) Recreational Facilities. Lighting of outdoor recreational facilities such as football fields, soccer fields, baseball fields, softball fields, tennis courts, golf driving ranges, auto race tracks, horse race tracks or show areas and similar uses shall be fully shielded or designed with sharp cut-off capability, so as to minimize up-light, spill-light, and glare.

(2) Outdoor display lots. Lighting of outdoor display lots such as automobile sales lots, building material sales centers, garden centers and similar uses shall be fully shielded or provided with sharp cut-off capability, so as to minimize up-light, spill-light, or glare.

(3) Gasoline pump and drive-thru canopies. Light fixtures on the underside of gasoline pump and drive-thru canopies shall be recessed into the canopy ceiling so

5140 that the bottom of the fixture is flush with the canopy ceiling and is not visible from
the horizontal plane.

5142 15.13 Applicability. This Section shall apply to all development except the following:

 (1) Residences built as single-family or two-family dwelling units;

5144 (2) Outdoor light fixtures installed on and in connection with facilities and land
owned or operated by the federal government or the State of Florida, or any
5146 department, division, or agency thereof; and

 (3) Outdoor light fixtures lawfully installed prior to the effective date of this
5148 Section, unless and until the property is rezoned or redeveloped (and the cost to
retrofit existing outdoor light fixtures to achieve compliance with this Section is less
5150 than ten (10) percent of the total redevelopment cost).

5152 In the event of a conflict between this Section and any other provision of this Code,
the more restrictive requirement shall apply.

5154 **PART 16 PERFORMANCE STANDARDS** – PART 68

16.1 Intent

5156 16.2 Noise

16.3 Vibration

5158 16.4 Smoke

16.5 Dust and Dirt

5160 16.6 Odors

16.7 ~~Glare.~~ Illumination levels

5162 ~~Any operation or activity producing glare must be conducted so that direct or~~
~~indirect illumination from the source of light does not cause illumination in excess of~~
5164 ~~0.5 foot candles in any residential district.~~ Illumination levels may not exceed 0.5
footcandles at the property line where the neighboring property is a residential use
5166 or is zoned for a residential use. For all other uses, illumination levels may not exceed
1.0-foot candles at the property line. To avoid glare and light spilling onto
5168 neighboring properties, fixtures must be installed with shields and reflectors.

5170 16.8 Toxic Matter

16.9 Electrical Disturbance and Radioactivity

5172 16.10 Fire and Explosive Hazards

Chapter 35 - SUBDIVISION REGULATIONS

PART 4. - REQUIRED SUBMITTALS

Sec. 35.44. - Required submittals for final plat.

The required submittals, meeting the legal requirements of platting, of the final plan shall consist of a fully executed correct plat map, meeting all state and County standards, final engineering drawings and auxiliary submittals, to include a boundary survey signed and sealed by a professional surveyor and mapper registered in Florida, and all required legal instruments.

- (a) *General.* The final plat shall be drawn with black drawing ink on linen tracing cloth, or equally durable material, using sheets ~~twenty (20) inches by twenty-four (24) inches~~ twenty four (24) inches by thirty six (36) inches. Each sheet shall have a marginal line completely around the sheet placed to leave a three-inch binding margin on the left and a one-inch margin on the other three (3) sides. Final plats shall meet all the requirements of Chapter 177, Florida Statutes, and shall be so certified by the land surveyor. The final plat shall be at a scale of not more than one (1) inch to one hundred (100) feet. All dimensions shall be to the nearest one-hundredth of a foot and angles to the nearest second of a degree.
- (b) *Plat Requirements.* The final plat shall constitute only that portion of the approved preliminary plan which the subdivider proposes to record and develop at the time; provided, however, that such portion conforms to all requirements of these regulations. Eleven (11) copies of the final plat and seven (7) complete sets of the final engineering plans showing the following information, shall be provided:
 - (1) Title block to include the name of subdivision, the appropriate section, township, and range, and the words, "Seminole County, Florida."
 - (2) The legal description of the area contained within the plat with bearings and distances and with references to a subdivision corner tie.
 - (3) A vicinity map, at scale, showing the proposed subdivision in relation to the surrounding streets.
 - (4) The location of all permanent reference markers (PRMs) in conformance with state statutes.
 - (5) A legend which defines all symbols, shows stated and graphic scale, and displays north arrow.
 - (6) Sufficient data to determine readily, and to reproduce on the ground, the location, bearing, and length of each street right-of-way line, boundary line, block line, and building line, whether curved or straight, adequately correlated with monuments and markers.
 - (7) The right-of-way lines, widths, and names of all streets and roads.
 - (8) The radius, central angle, chord, chord bearings and arcs of all curved streets, and curved property lines.
 - (9) Lot lines and lot and block numbers.

- (10) Proposed building setback lines from side, front, and back lot lines, if different than those specified by the Zoning Regulations of Seminole County.
 - (11) Location and width of canals and waterways.
 - (12) Dedications, reservations and easements, showing widths and purpose, shall be delineated on the face of the plat and shall not be incorporated by reference said dedications shall be recited within the Dedication statement.
 - (13) The names, locations, and plat book and page numbers of abutting subdivisions and streets, and the location of abutting subdivisions.
 - (14) Certificates as required by Chapter 177, Florida Statutes; of owners showing dedications; of surveyor confirming correctness; of Planning and Zoning Commission approval; of Board of County Commissioners' approval; and for Clerk of Circuit Court recording. Signatures of owners must be in conformance with Florida Statutes, section 692.01 (for corporations), or Chapter 689 (for individuals).
 - (15) A certificate of joinder and consent and approval by mortgagee on the plat or as a separate instrument.
 - (16) A statement that reads: "NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County."
 - (17) A statement on the face of any plat for non-single- family residential development not having early encumbrance and reservation of the development's public facility capacity shall read: "NOTICE: See Seminole County Development Order Number _____, recorded in the Public Record Books of Seminole County, Florida, for contingencies as to public facility capacity encumbrance or reservation and other information."
- (c) *Engineering Drawings.* Seven (7) copies each of final engineering plans and specifications for the following improvements, both on-site and off-site, shall be submitted to the Current Planning Office at the same time as Final Plat submittal:
- (1) Water system. Size, material, and location of water mains, plus valves and hydrants.
 - (2) Sewer system. Size, material, and location of lines, with submittal of profile where required.
 - (3) Storm water drainage facilities.
 - (4) Bulkheads.
 - (5) Streets.
 - (6) Sidewalks, bicycle paths, and pedestrian paths.
 - (7) Excavation and fill.
 - (8) Cross-sections at fifty-foot intervals or greater for off-site improvements as recommended by the Development Review Manager.
- (d) *Preliminary Subdivision Plan.* A copy of the approved preliminary subdivision plan shall be attached to each submitted copy of the final engineering plan.
- (e) *Additional Required Legal Submittals.* The approval of the Final Plat shall be made only pursuant to certification of adequacy of the following list of required submittals by the County Engineer, Utilities Division, Development Review Manager and/or County Attorney as appropriate.

- (1) *Bonds.* The approval of any plat shall be subject to the subdivider guaranteeing the installation of storm drainage facilities, bulkheads, streets, and water and sewer lines by filing a performance bond or bonds in the amount of one hundred ten (110) percent of the construction costs, including landfill. Cost for construction shall be 1) estimated by the subdivider's engineer or 2) a copy of the contract provided. The amount of the performance bond must be approved as adequate by the County Engineer, the Utilities Division, and/or their designee. In lieu of performance bonding, improvements may be installed following Final Plat approval and preceding Final Plat recording subject to the approval of the County Engineer, the Utilities Division, and/or their designee. In cases where improvements are installed prior to recording, a maintenance bond must be submitted to the County Engineer, the Utilities Division, and/or their designee. The Plat cannot be recorded until the maintenance bond is approved by the County Engineer, the Utilities Division, and/or their designee. Said maintenance bond shall only be required when the responsibility for maintenance of said improvements is to be transferred to the County or homeowners association. Where the improvements will neither be owned or maintained by the County or a homeowners association and ownership is retained by the developer a maintenance bond will not be required.

Bonding requirements may also be met by the following, but not limited to:

- (A) Escrow Deposit

Cashier's Check

Certified Check

- (B) Others, as approved by the Board of County Commissioners, which may include Developer-Lender-County Agreement for providing public improvements, assignment of Interest-Bearing Certificate of Deposit, Irrevocable Letters of Credit, or Developer's Agreement.

All financial institutions or other sureties executing documents on behalf of the developer for compliance with the conditions hereunder must be acceptable to County.

- (2) *Covenants.* Any protective deed covenants to be placed on the property shall be notarized and in a form suitable for recording.
- (3) *Title Certificate.* A certificate of ownership, signed by a licensed attorney at law or an abstract company, in form approved by the County Engineer, and showing:
- (A) Parties executing plat are owners of the land embraced by the plat.
- (B) All mortgages, liens, or other encumbrances.
- (C) Payment of Taxes. Prior to authorizing the recording of any plat the Planning Division shall be provided proof that all delinquent ad valorem taxes and all taxes that are due and payable which relate to the real property which is being platted have been paid.
- (D) Description of plat is correct.
- (E) No conflicting rights-of-way, easements, or plats exist.

- (4) *Public Disclosure.* In accordance with F.S. § 286.23, or its successor, any person or entity holding real property in any form of representative capacity including, but not limited to a partnership, a limited partnership, a corporation or a trust, shall, prior to conveying real property to the County, make all disclosures required by F.S. § 286.23, or its successor; provided, however, that if a person or entity claims to be exempt from such disclosure pursuant to State law, an affidavit attesting to said exemption shall be filed by the said person or entity.
- (5) *Documents, Deeds, Certificates and Bond Forms.* All documents, deeds, certificates and bond forms required pursuant to this section shall be submitted in a form as developed and approved by the County Attorney. Copies of standard forms shall be appended hereto for informational purposes.
- (f) *Other Required Submittals.*
 - (1) *Arbor Information.* The location of all trees within road rights-of-way and easements to be cleared will be submitted to the Arbor Section, Current Planning Office, if different information than shown on the Preliminary Plat. The Arbor Inspector shall recommend any necessary tree replacement at this stage.
 - (2) *Addresses.* Addresses shall be indicated in parentheses on each lot on one (1) separate copy of the Final Plat. Addresses will be obtained by the developer from the Land Development Division in accordance with the established addressing system.
 - (3) Letters will be submitted by all appropriate utility companies stating that all easements are adequate.
 - (4) Copies of all required Florida Department of Environmental Protection Water and Wastewater Permits.
 - (5) Copy of any required St. Johns River Water Management District Permit.

PART 6. - DESIGN STANDARDS

Sec. 35.61. General.

All lands included within the subdivision must be suitable for the various purposes proposed in the request for subdivision approval. Further, no subdivision plan may be approved unless the Board finds, after full consideration of all pertinent data, that the subdivision can be served adequately with such normal public facilities and services as are suitable in the circumstances of the particular case. In addition to the Design Standards below, all plans must comply with the Engineering Manuals described in Section 5.20 of this Code.

- (a) *Conformance with County policy.* The subdividing and development of any areas subject to this ordinance must conform to the adopted general goals and objectives of the Board with respect to the physical development of the County as set forth in various elements of the Comprehensive Plan of Seminole County and other requirements including:
 - (1) The most current Orlando Urban Area Transportation Study and adopted Seminole County Transportation Plan;
 - (2) County policies on water supply, waste disposal, and other essential utilities; and
 - (3) The Land Development Code, as amended.
- (b) *Use of natural features.* The arrangement of lots and blocks and the street system must make the most advantageous use of topography and preserve mature trees, wetlands and other natural features wherever possible. No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit must be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration must be given for Waterfront features and Shoreline protection as specified in Chapter 71 of this Code. Any person aggrieved by the decision of the Planning Manager, may request a waiver from this requirement, from the Board of County Commissioners.
- (c) *Consideration of soil and flood hazards.* A subdivision plan will not be approved unless all land intended for use as building sites can be used safely for building purposes without danger from flood or other inundation or from adverse soil or foundation conditions or from any other menace to health, safety, or public welfare. In particular, lands which are within the 100-year flood-prone areas, may not be subdivided and developed until proper provisions are made for protective flood-control measures and water-management facilities necessary for flood-free development and flood-free vehicular access to such sites. Each platted lot must have a buildable area equal to the minimum lot size requirement of the applicable zoning district and located above the 100-year floodplain elevation or wetlands line, whichever is higher. Any portion of the platted lot which lies below the 100-year floodplain elevation or wetlands line must be dedicated to the public as a drainage easement, a conservation

easement, or both. No filling or grade level change will be permitted which will adversely affect any surrounding area. Requirements for development within the 100-year floodplain are contained in the flood prone article of the Seminole County Zoning Regulations and the Seminole County Comprehensive Plan. The latest edition of the Seminole County Soil Survey is to be used as a guideline in identifying soil properties and interpretations for various uses in terms of soil limitations and soil features adversely affecting a particular use. In addition, the soil supplement is to be used in interpreting the basic properties of the soils in terms of their potential for a particular use. The following standards must be followed in areas of low and very low potential soils:

- (1) Lands where soils have very low potential and low potential for proposed uses, as identified in the Seminole County Soil Survey and its Soil Supplement, may not be developed unless:
 - (A) Health and safety hazards are not created.
 - (B) County maintenance of public facilities is not involved where the soil performance is low or unreliable without approved modifications.
 - (2) Unincorporated urban development is prohibited on soils with very low potential without approved modification.
 - (3) A public facility may not be constructed where the soil performance for the public facility is of low or very low potential, except in cases of overriding public interest.
 - (4) It is the policy of the County not to accept a dedication for public ownership or maintenance of utilities or roads constructed in areas where soil performance for the utilities or roads is of a low or very low potential without approved modifications.
- (d) *Finished floor elevation.* No platted lot may be approved unless it contains a suitable building site of sufficient elevation to permit construction utilizing a first-floor elevation based upon the following:
- (1) The elevation of the site must be at least one (1) foot above the 100-year flood-prone elevation, as determined by the County Engineer based upon the best available data. Where the floodway of any stream or river is defined, lots may be platted for residential use only if all parts of the platted lots located within the floodway are expressly limited to open space uses. Reduction of on-site drainage storage capacity is prohibited. Finished floor elevations will be established by utilizing Seminole County Vertical Control Datum.
 - (2) Provided that building lots are a reasonable level or slope toward a street, road, or right-of-way, the minimum finished floor elevation of any structure must be greater than or equal to sixteen (16) inches above the lowest crown of that portion of the adjacent street, road, or right-of-way upon which the structure fronts. On lots which slope away from a street or road with continuous slope toward a lake, stream, or water collection area and,

where positive drainage exists, the finished floor elevation of any structure must be greater than or equal to one (1) foot above finished site grade measured at the highest contour that abuts the building. Where necessary, swales must be constructed to divert run-off water around any structure to not adversely impact adjacent property owners.

- (3) Driveways or other areas of access to a building or structure must be sloped to prevent the runoff of surface water into any building or structure.

(e) Prior to the issuance of a Certificate of Occupancy, trees must be planted on new residential lots subject to the following requirements:

1. Tree quantity:

<u>Lot Size (in square feet)</u>	<u>Minimum Number of Canopy Trees</u>
<u><= 6,000</u>	<u>2</u>
<u>6,001-10,000</u>	<u>3</u>
<u>10,001-14,000</u>	<u>4</u>
<u>14,001-20,000</u>	<u>6</u>
<u>20,001-43,560 (1 acre)</u>	<u>9</u>

2. For lots greater than 1 acre, 9 trees shall be provided for each acre, prorated for fractional acres.
3. For lots of 10,000 square or less at least one of the required canopy trees must be in the front yard. For lots equal to or greater than 10,001 sq. ft., at least two of the required canopy trees must be in the front yard.
4. The canopy tree requirements may be met with trees planted in a tree lawn within the right of way that is contiguous with the lot line.

~~(f)~~(e)–Special considerations. Special consideration must be given in the layout of streets, lots, blocks, buildings, and easements to the preservation of large and specimen individual trees. Special consideration must also be given to preserving natural drainage methods and natural topography and landscape. Special consideration must be given to providing special screening, buffers, or berms where developments abut noncompatible land uses.

Chapter 40 – Site Plan Approval

Chapter 40 - SITE PLAN APPROVAL

Section 6. Amendments to Chapter 40, Site Plan Approval. Chapter 40 of the Land Development Code of Seminole County is amended as follows (underlines are additions, strikethroughs are deletions, and remaining text is unchanged):

PART 2. PROCEDURES FOR SECURING APPROVAL OF SITE PLANS

Sec. 40.14. Approval procedures.

(a) Based upon the information generated and/or the recommendations of the development review committee, the ~~Planning Manager~~ Development Services Director will approve, approve subject to stated conditions, or deny the site plan except as stipulated in the specific district requirements of the zoning regulations. Any person aggrieved by the decision of the ~~Planning Manager~~ Development Services Director may, in accordance with section ~~40.92~~ 40.172, file a written appeal with the ~~Current planning office~~ Planning and Development Division and have the site plan considered by the Board of County Commissioners.

PART 4. REQUIRED SUBMITTALS

Sec. 40.43 General Development and Proposed Improvements

(m) Additional data, maps, plans, and/or statements demonstrating compliance with Chapter 30, Part 68 Performance Standards.

PART 10. VARIANCES, APPEALS, AND VACATING OF RIGHTS-OF-WAY

Sec. 40.172. Appeals.

Any person aggrieved by a decision of the approving entity regarding a site plan may file a written appeal with the ~~current planning office~~ Planning and Development Division to have the plan considered by the Board of County Commissioners. The petition shall state fully the specific grounds for the appeal and all of the facts relied upon by the petitioner. The Board of County Commissioners shall consider only those items specified in the petition.

April 19, 2022

30

32

34

36

Chapter 60 – ARBOR REGULATIONS

PART 1. - IN GENERALSec. 60.1. - Findings of fact and statement of purposes.

WHEREAS, trees are proven producers of oxygen, an essential element to the survival of man, and appreciably reduce the ever-increasing and environmentally dangerous carbon dioxide content of the air; and

WHEREAS, trees precipitate dust and other particulate airborne pollutants from the air; and

WHEREAS, trees transpire considerable amounts of water each day and thereby purify the air much like the air-washer device employed in commercial air conditioning systems; and

WHEREAS, trees play a vital role in neutralizing wastewater passing through the ground from surface to ground water table and aquifers; and

WHEREAS, trees, through their root systems, stabilize the ground water table; and

WHEREAS, tree leaves break the onslaught of pelting raindrops upon the soil surface and give the soil the opportunity to become saturated and, when fallen, cover the ground to keep the soil from drying out and decay thereby replacing minerals in the soil and enrich it to support later plant growth; and

WHEREAS, trees play a pronounced and important part in community-wide activities involving soil conservation, erosion control and flood control; and

WHEREAS, trees substantially contribute food and shelter for wildlife in the urban and suburban environment; and

WHEREAS, trees are an invaluable psychological counterpoint to the man-made urban and suburban setting and camouflage harsh scenery and unsightly city-scape and softening the outline of masonry, metal and glass; and

WHEREAS, trees increase the value of property and are a valuable property asset which can affect an area economically and beautify the land and breaking the monotony of endless sidewalks and miles of highways and streets; and

WHEREAS, trees protect the community from climatic extremes by providing shade and windbreak protection and by moderating temperatures within neighborhoods, parking lots, etc.; and

WHEREAS, tree removal impairs benefits to existing property owners in surrounding areas, impairs economic stability and the value of improved and

unimproved real property and causes increased surface drainage and soil erosion causing increased public costs; and

WHEREAS, the requirements of this article generally maintain a balance between important environmental concerns and compatible development. In so doing they:

- (1) Allow development while encouraging the establishment of tree coverage on public and private lands within unincorporated Seminole County.
- (2) Maintain existing trees in a healthy and non-hazardous condition through proper arbor practices.
- (3) Establish and maintain diversity in tree species and age classes to provide a healthy and sustainable urban/suburban forest; and

WHEREAS, Seminole County finds that it is in the best interests of the public to enact land development regulations controlling the removal of trees in Seminole County in order to retain as many trees as possible, consistent with the economic use of private property.

NOW, THEREFORE, this Chapter is hereby ordained.

Sec. 60.2. Scope.

The terms and provisions of this chapter shall apply to all real property lying within the unincorporated areas of the county except as to those properties exempted from regulation by the County pursuant to Sections 163.3162 and 823.14, Florida Statutes (2003 2021) and except as to developed single family lots of ~~five (5)~~ three (3) acres or less.

Sec. 60.3. The Board of County Commissioners (BCC) is hereby designated as the Seminole County Tree Committee. In that capacity, the Seminole County Tree Committee may:

- ~~(5)~~ (1) Implement a Tree an Urban Forestry Planting and Management Plan;
- ~~(6)~~ (2) Provide for designating and observing an Arbor Day, including a Proclamation relating thereto;
- ~~(7)~~ (3) Approve the annual re-certification as Tree County USA;
- ~~(8)~~ (4) Coordinate activities and programs with civic and public interest groups devoted to tree care and preservation;
- ~~(9)~~ (5) Hear appeals by aggrieved parties from decisions made by the Planning and Planning Manager or Development Services Director, or his or her designee; and
- ~~(10)~~ (6) Direct the enforcement of all provisions of this ordinance.
- ~~(7) Review and approve or deny requests to remove historic trees as defined in Chapter~~

2. The Board of County Commissioners (BCC) is hereby designated as the Seminole County Tree Committee. In that capacity the BCC may: The Seminole County Natural Resource Officer shall have the following duties:

- (1) Consider and ~~impose~~ recommend appropriate tree preservation conditions of approval for land use amendments, rezoning requests, and preliminary master plans;
 - (2) ~~Approve~~ Consider grading, tree replacement and tree protection provisions contained in final master plans and subdivision plats;
 - (3) Approve Historic and Specimen Tree ~~nominations~~ designations and permits for necessary removal of Historic and Specimen trees. Decisions by the Natural Resources Officers can be appealed to Planning Manager or Development Services Director; and
 - (4) ~~Increase citizen awareness of and community support for tree preservation and protection programs and objectives;~~
- ~~(11)~~ (4) Advise the Development Services Director regarding fund distribution of the Arbor Violation Trust Fund in support of these provisions.

Sec. 60.4. ~~Tree preservation during development and construction.~~ - Permits required.

- (a) ~~In order~~ It shall be unlawful for any person to prevent destruction of, or damage cause damage to, trees, trees not designated for destroy, permanently injure, or remove any protected tree as defined in this article without first obtaining a tree removal may be required by the terms of the permit to be protected by barrier zones. Protective barriers shall be erected prior to any land clearing or construction of any structures, roads, utility service, or other improvements and may be required by the terms of the permit to comply with the following:
- ~~(1) — Protective posts (two (2) inches by four (4) inches or larger wooden post, two (2) inches outer diameter or larger galvanized pipe, or other post material of equivalent size and strength rebar shall not be used as a protective post) shall be implanted deep enough in the ground to be stable and with at least three (3) feet of the post visible above the ground;~~
 - ~~(2) Protective posts shall be placed at points not closer than the drip line of~~ or otherwise establish that the protected tree, with the posts being not further than six (6) feet apart, except that pedestrian access may be allowed within this line as needed during construction but, in no case, shall access be permitted closer than five (5) feet to the trunk; qualifies for an exception or exemption as provided in this article.
- (b) Nothing contained in this ordinance shall be deemed to impose any liability upon the county, its officers, or employees, nor to relieve the owner of any private property from the duty to keep any tree upon any area of his/her property or under his/her control in such

condition as to prevent it from constituting a hazard or an impediment to travel or vision upon any private road or public right-of-way, park, or other public place within the county.

- (c) Nothing contained herein shall prevent a property owner from maintenance or trimming trees on his/her property. In fact, proper trimming is a necessary responsibility of every property owner such that no severe tree trimming occurs.

(Ord. No. Code 1965, § 19A-43; Ord. No. 85-33, § 3, 12-9-85; Ord. No. (3)—All protective posts shall be linked together (fencing at least three (3) feet high, two (2) courses of rope not less than one-half (½) inch in diameter or a chain of comparable size, or other material of equivalent visibility), and each section shall be clearly visible (flagged with yellow plastic tapes or other brightly colored weatherproof marker);

(4) All existing trees to remain and replacement stock shall have the natural soil level maintained from the trunk to the drip line of each tree. Permanent tree wells, retaining walls or planter islands shall be provided, when found to be necessary by the Planning and Development Director, or his or her designee, to maintain the existing natural soil levels. Insofar as practicable to maintain a reasonable beneficial use of the property, natural drainage to such trees shall be maintained. No grade changes shall be made within the protective barrier zones, without prior approval by the Planning and Development Director, or his or her designee;

(5) Protective barrier zones shall remain in place and intact until such time as landscape operations begin or construction is complete, whichever occurs first;

(6) Landscape preparation in the protected area shall be limited to shallow disking of the area, however, no disking shall occur within five (5) feet of the trunk or above ground roots.

(b) No building materials, machinery or temporary soil deposits shall be placed within protective barrier zones defined in subsection (a) above;

(c) No attachments or wires other than those of a protective or non-damaging nature shall be attached to any tree;

(d) Trenching of any type should be avoided in the protective barrier zone. Where underground installations are conducted adjacent to the trunks of trees to be preserved, tunneling should be utilized to the maximum practicable extent. When trenching or tunneling occurs near trees to be protected, protective measures should be taken in accordance with the Tree Protection Manual for Builders and Developers published by the Florida Department of Agriculture and Consumer Services which is adopted herein by this reference thereto;

(e) The Planning and Development Director, or his or her designee, shall conduct periodic inspections of the site before work begins and during clearing, construction and post-

~~construction phases of development in order to insure compliance with this Code and the intent of this chapter. Trees that are destroyed or which are subject to major damage, as determined by the Planning and Development Director, or his or her designee, shall be replaced in accordance with the requirements of this ordinance before occupancy unless removal has been permitted by the County. Sec. 60.5. - Exemptions.~~

The following exemptions are self-executing, but any person desiring a document attesting to such exemption may make application to the ~~Planning and Development Services~~ Director, or his or her designee. If deemed necessary the property shall be inspected to confirm that the specified activity is, in fact, exempt. If the activity is determined to be exempt, the ~~Planning and Development Services~~ Director, or his or her designee, shall place on record the basis for the same, including all statements and documents submitted by the applicant and shall describe with particularity the precise activities exempted.

- (a) *Emergencies.* In the event that any tree endangers health or safety and requires immediate removal, such as, but not limited to, the cutting of emergency fire lanes by fire-fighting units, verbal authorization may be given by the ~~Planning and Development Services Director~~, or his or her designee, and the tree may be removed without obtaining a written permit as herein required. Such verbal authorization shall later be confirmed in writing;
- (b) *Nurseries.* All state-approved, governmental and private plant or tree nurseries and botanical gardens are exempt from the terms and provisions of this chapter only in relation to those trees which are planted and growing for the sale or intended sale to the general public in the ordinary course of business or for some public purpose;
- ~~(c) *Pruning.* Normal pruning (less than twenty-five (25) percent of the canopy) of trees, when conducted in accordance with the adopted "Tree Pruning Standards" of the National Arborist Association, are exempt from the terms and provisions of this chapter, except that the following pruning practices are not permitted and constitute a violation of this chapter requiring replacement of the trees subjected thereto in accordance with the replacement requirements of this chapter:~~
 - ~~(1) Hat-racking: the severe trimming of trees in which most branches are cut and few branches with leaves remain;~~
 - ~~(2) Lollipoping: the severe trimming of trees to create a non-natural shape.~~

~~Trees planted and maintained as topiaries which are not part of the required landscaping are exempt from these pruning restrictions.~~
- ~~(d)~~-(c) *Agricultural uses.* Activity of a bona fide farm operation on land classified as agricultural land pursuant to Section 193.461, Florida Statutes (2003 2021), is exempt from this chapter 60 if such activity is regulated through implemented best management

practices, interim measures, or regulations developed by the Department of Environmental Protection, the Department of Agriculture and Consumer Services, or a water management district and adopted under chapter 120 as part of a statewide or regional program; or if such activity is expressly regulated by the United States Department of Agriculture, the United States Army Corps of Engineers, or the United States Environmental Protection Agency.

~~(e)—(d)~~ *Exotic trees*. All tree species listed as Category I or Category II invasive exotics in the Florida Exotic Pest Plant Council's List of Invasive Species, ~~including the following species of trees,~~ shall be exempt from the provisions of this chapter.:

- ~~(1) Acacia (Acacia species);~~
- ~~(2) Australian Pine (Casuarina species);~~
- ~~(3) Brazilian Pepper (Schinus terebinthifolius);~~
- ~~(4) Cajeput Tree or Punk Tree (Melaleuca quinquenervia);~~
- ~~(5) Camphor (Cinnamomum camphora);~~
- ~~(6) Chinaberry (Melia azedarach);~~
- ~~(7) Chinese Tallow Tree (Triadica sebifera);~~
- ~~(8) Ear Tree (Enterolobium cyclocarpum)~~
- ~~(9) Eucalyptus (Eucalyptus robusta)~~
- ~~(10) — Flamegold Tree (Koelreuteria elegans);~~
- ~~(11) — Guava (Psidium species);~~
- ~~(12) — Jacaranda (Jacaranda acutifolia)~~
- ~~(13) — Java Plum (Syzygium cumini);~~
- ~~(14) — Mimosa (Albizia julibrissin);~~
- ~~(15) — Paper Mulberry (Broussonetia papyrifera);~~
- ~~(16) — Rosewood (Dalbergia sissoo);~~
- ~~(17) — Silk Oak (Grevillea robusta);~~
- ~~(18) — Tung Oil Tree (Aleurites fordii);~~
- ~~(19) — Umbrella Tree (Schefflera actinophylla); and~~
- ~~(20) — White Lead Tree (Leucaena leucocephala).~~

~~(f)—(e)~~ *Disasters*. In the case of emergencies such as hurricane, hailstorm, windstorm, flood, freeze, or other disasters, the requirements of this chapter may be temporarily waived by the ~~Planning and Development Services~~ Director, or his or her designee, or the Public Safety Director. At the earliest possible meeting of the board, findings shall be presented to the board establishing that such waiver was necessary so that public or private work to restore order in the county would not be impeded. Said waiver must be for a time certain and may not be for an indefinite period;

~~(g)~~ (f) Dead or declining trees. Dead or declining trees, as determined by a certified arborist are exempt from the terms of this chapter.

(g) State Laws. Any property designated by State Law that mandates additional or alternative tree or arbor requirements and procedures. If said laws are repealed, single family residential lots under two (2) acres are exempt from these provisions.

(h) Protected Trees: Trees less than 6" DBH and palm trees are exempt.

ENTIRE LOGGING SECTION MOVED TO END OF SECTION

60.6 - Jurisdiction of article.

~~The terms and provisions of this article shall be submitted with all applications for logging permits unless waived by~~ apply to all real property lying within the unincorporated areas of the county.

Sec. 60.7 Planning and - Variance, appeal and penalty.

~~(a) Deviations from regulations. The Development Services Director, or his or her designee, based upon his or her determination that submission of a plan may grant deviations from any provision of this article where the strict application of the provision to a particular site would not further the public interests based upon future development conditions that will relate to the site. The Planning and create a substantial economic hardship. In all cases, reasonable efforts must be made to preserve trees per this article. The Development Services Director, or his or her designee, may grant deviations from any provision of this article only when the applicant demonstrates that the purposes of this article will be or has been achieved by other means. If the Development Services Director, or his or her designee, upon receipt of said application, may require such additional information as deemed necessary to meet the intent and purposes of this chapter; denies a request for deviation from this article because the applicant did not demonstrate that the purposes of the article will be or has been achieved by other means, then the applicant may appeal the decision to the Board of County Commissioners.~~

~~(c) The Planning and Development Director, or his or her designee, may, in granting a logging permit, place such reasonable conditions or restrictions upon the same as deemed necessary to:~~

- ~~(1) Protect trees not permitted to be logged;~~
- ~~(2) Buffer logging operations from waterways, parks, and residentially designated, zoned, occupied or used lands;~~
- ~~(3) Guarantee restoration of terrain to a degree necessary for the prevention of erosion and protection of flora;~~
- ~~(4) Prevent pollution;~~
- ~~(5) Insure reforestation, if part of the management plan;~~

-
- ~~(6) Preserve historic trees;~~
 - ~~(7) Otherwise promote the intents and purposes of this chapter.~~

~~(d) Notwithstanding anything herein to the contrary, no person shall:~~

- ~~(1) Destroy, damage or log any trees which have been designated by the county or other appropriate agency as threatened, endangered or historic; or~~
 - ~~(2) Conduct logging operations within fifty (50) feet of any lands that are residentially designated, zoned, used or occupied.~~
- ~~60.5.2. Authority to require removal of trees.~~

~~The Board of County Commissioners may, after such notice as is reasonable under the circumstances, order the removal of dead, damaged or diseased trees on private or public property when such trees:~~

- ~~(1) Constitute an imminent threat to life or (b) Variance. Upon application by the property; or~~
- ~~(2) Harbor pest insects which threaten other trees in the area; or~~
- ~~(3) Are diseased with a disease that threatens other trees in the area.~~

~~The owner of the property upon which the tree is located shall remove the tree within the time specified by the Board. Failure to comply with the Board's order shall authorize the County to enter upon the property and remove the tree and bill the owner for the expense thereof.~~

~~Sec. 60.6. Variances.~~

~~The, the preservation of any tree on the preferred tree replacement species list with a trunk diameter of identified as a protected tree over twenty-four (24) inches and greater measured four and one-half (4½) feet above the ground [Diameter at Breast Height (DBH)]DBH may be considered as the basis for the Planning and Development Director, or his or her designee, granting of a variance from the required replacement ratios or the literal application of the provisions of this chapter. Conditions of a variance so granted shall be made a part of the arbor permit. Sec. 60.7. Appeals.~~

~~Any affected person, as hereafter defined, aggrieved by any decision made in the application of this chapter may file a written appeal with the Tree Committee in accordance with the provisions of this section. Pursuant to the county's land development regulations a. An "affected person" is the person, firm, corporation or other legal entity making an application for a permit pursuant to this Chapter or that is the subject of any enforcement action pursuant to this Chapter.~~

- ~~(a) The appeal shall be filed not later than fifteen (15) days from the date on which the disputed decision was rendered;~~
- ~~(b) The fee for filing an appeal shall be paid when the appeal is filed. The amount of the fee shall be established by resolution of the Board of County Commissioners.~~

~~(c) The hearing on the appeal shall be held within sixty (60) days of the date of filing of the appeal.~~

~~(d) After a full and complete hearing on the appeal, the Tree Committee shall, within fifteen (15) days of said hearing, render its decision in writing either affirming, overruling, or modifying the decision of the administrative official, agency or body variance to site development and landscape requirements may be granted to allow for the preservation of a healthy specimen tree as defined in this article.~~

~~Sec. 60.8. Effect of violations upon building permits and final approvals.~~

~~No building permits shall be issued on lands where violations of this chapter are found to exist by the Planning and (c) Enforcement Official. The Development Services Director, or his or her designee, until such time as appropriate remedial action is approved by the code enforcement officer, or other county. Final approval designees shall not be given empowered to any construction until all violations have been corrected.~~

~~Secs. 60.9—60.20. Reserved~~

~~PART 2. CUTTING, DESTRUCTION, REMOVAL, ETC.~~Sec. 60.21. Permit required.

~~No person shall, directly or indirectly, cut down, destroy, remove, move, or effectively destroy through damaging, or authorize the cutting down, destroying, removing, moving, or damaging any living trees situated on property described herein without a permit as herein provided. No County official, employee or agent shall issue a permit provided citations and evaluate a site for herein in violation of the requirements of this chapter its compliance with this article and Chapter 53 of the Seminole County Code.~~

~~(§ 8.21, LDC, through Supp 16; § 9, Ord. No. 94-5, 3-22-94).~~

~~Sec. 60.(d) Appeals. Any person adversely affected by the decision of a county official in the enforcement or interpretation of this article may appeal such decision to the BCC within thirty (30) days. Such appeal shall be made by requesting a hearing in writing to the Development Services Director, or his or her designee. Such request shall include a summary of the decision being appealed and the basis for the appeal. Any person adversely affected by the BCC's decision may file a petition for a writ of certiorari in the Circuit Court of the County.~~

~~(e) Penalty for violation. Violations of this article shall be subject to the following:~~

- ~~(1) Where violations of this article have occurred, remedial action shall be taken to restore the property consistent with a restoration plan approved by the Development Services Director, or his or her designee. The restoration plan shall include payment of the required application fee, require tree replacement, and require mitigation of any other damage to the property. Remedial action must be taken within 60 days of receipt of notice of violation or as approved by the Development Services Director, or his or her designee.~~

-
- (2) No certificate of occupancy or certificate of completion shall be issued for any development until all applicable permits or restoration plan conditions have been accomplished.
- (3) Trees removed without a permit or destroyed or which received major damage in violation of section 60.8 must be replaced before the issuance of a certificate of completion or certificate of occupancy by any or any combination of the following:
- a. A comparable size and type tree;
 - b. Replacement at a two (2) to one (1) ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed, destroyed or damaged. Replacement trees shall be chosen from the canopy trees listed in Sec. 30.1236; or
 - c. Payment into the Arbor Trust Fund in an amount equal to the cost of the two (2) to one (1) caliper ratio replacement per section 60.7(e)(3)b, above.
- (4) Specimen trees removed without permit or destroyed or receiving major damage in violation of section 60.8 must be replaced by any of or any combination of the following:
- a. Replacement at a four (4) to one (1) ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the specimen trees removed. Replacement trees shall be chosen from the canopy trees listed in Sec. 30.1236. All trees shall be installed before issuance of a certificate of completion or certificate of occupancy; or
 - b. Payment into the Arbor Trust Fund in an amount equal to the cost of the four (4) to one (1) caliper ratio replacement per section 60.7(e)(4)a. above.
- (5) Failure to comply with required remedial action shall be referred to the Code Enforcement Board.
- (6) If the County Code Enforcement Board finds any person in violation of any provision of this article or any condition of any permit issued pursuant to this article, then that person shall be subject to the tree replacement requirements of section 60.7(e) or penalties as described in 60.7(e). Each tree, removed, damaged or destroyed, may constitute a separate offense and violation of this article. Each day that a violation of any provision of this article or any permit condition is allowed to continue, including the failure to replace any tree removed, damaged or destroyed pursuant to the provisions of this article, may constitute a separate offense and violation of this article.
- (f) *Rules and regulations.* The BCC is hereby authorized to adopt by resolution such rules and regulations as are necessary or proper to implement this article.
- (g) *Tree replacement fees.* To cover the cost of replacing the trees, including materials and labor, fees shall be paid into the Arbor Trust Fund and are established at a rate per caliper inch basis (insert reference to fee schedule here). Trees removed without a permit or destroyed or which received major damage in violation of section 60 will require a replacement fee two times the fee established in the fee schedule.

60.8. - Tree protection and maintenance during and after development and construction.

- (a) Following development approval, it shall be unlawful for any person, during the construction of any structures or other improvements, to place solvents, material, construction machinery or soil deposits within the drip-line of any tree which is designated to remain.
- (b) It shall be the responsibility of the permittee to ensure that any tree or stand of trees designated to remain be protected with protective barriers during construction. Barriers for the designated protected trees shall be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. All trees installed to meet the requirements of this article shall be planted and irrigated in accordance with section 30.1226.
- (c) Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or his or her designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree.
- (d) Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric.
- (e) The Development Services Director, or his or her designee may conduct periodic inspections of the site. It is the responsibility of the property owner and the permittee to ensure that all provisions of this article are met.
- (f) Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty percent (40%) of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or his or her designee.
- (g) All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five percent (75%) of the drip line.
- (h) Trees planted or retained as required by this article shall not be trimmed or severely pruned so as to appear stunted. Trees shall be pruned as needed to maintain health and form in such a way that retains or improves the natural form of that tree species. All tree pruning shall be conducted according to the latest edition of the Natural Arborist Association Standards. Trees damaged or destroyed due to improper trimming or severe pruning shall be replaced in accordance with section 60.7.

60.9. - Recommended, replacement, restricted, and specimen trees.

(a) *Recommended stock.* The following tree replacement species are suggested because they are native to the region and/or their proven performance in Central Florida. The canopy trees listed in Chapter 30 Part 14 Approved Plant List Table or from the Florida Friendly Landscaping Guide may be used as replacement stock without prior approval.

All other replacement trees must be approved by the Development Services Director, or his or her designee.

(b) *Restricted stock.* All plants listed on the Florida Exotic Pest Plant Council list, categories I and II may not be used as replacement stock within the unincorporated areas of the county due to their exotic invasive nature or otherwise undesirable characteristics.

(c) *Specimen trees.* Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s):

- (1) Grading and drainage requirements within the drip line of canopy trees;
- (2) The construction of a building;
- (3) The installation of required utilities; or
- (4) Access to and immediately around proposed structures.

If approved for removal by the Development Services Director, or his or her designee, specimen trees shall be replaced at a ratio of two (2) to one (1) of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. Commercial lots under ten thousand (10,000) square feet shall be required to replace specimen trees at a one-to-one ratio of the cumulative caliper of the trees installed to the cumulative DBH of the trees removed.

(d) *Replacement.* Protected trees identified for removal on the tree survey, shall be replaced by trees identified as canopy trees listed in Chapter 30, Part 14, Approved Plant List Table. Replacement trees may include trees planted in landscape areas, open spaces and on individual lots.

- (1) Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. (For example: a 21" DBH tree to be removed shall be replaced by seven (7) 3" Caliper trees or three (3) 7" Caliper trees, or any combination of replacement trees that total the total DBH removed.) Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. Notwithstanding the replacement requirements of this paragraph, section 60.9(d), no applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. The replacement requirements of this paragraph shall not apply to pine trees harvested during a *bona fide* silvicultural operation.

-
- (2) All replacement trees are to be Florida Nursery Standard #1 or better.
- (3) Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches.
- (4) Understory trees shall not make up more than twenty-five percent (25%) of the total number of trees planted to meet the required replacement for the site. Understory trees used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than one and a half inches.
- (5) Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = .33 inches of canopy or understory tree. Palm trees may not account for more than 20% of the required replacement trees.
- (6) Healthy, as determined by a certified arborist, preserved trees on site, including protected trees and trees listed as canopy trees in Sec. 30.1236, shall count toward meeting the replacement requirements of this section per the following:
- a. The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement.
- (7) Trees located within a designated conservation area shall not count toward replacement requirements of this article.
- (8) If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying the fee per caliper inch (insert reference to fee schedule) into the Arbor Trust Fund.
- (9) When ten (10) or more trees are required to be planted on a site to meet the requirements of this chapter, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted. The minimum number of species to be planted is set forth below.

REQUIRED MIX OF
TREE SPECIES

Required Number of Trees Planted	Minimum Number of Species
10—20	2
21—30	3
31—40	4

41+	5
-----	---

Sec. 60.22- 10. –Permit application and Procedures–

The following procedures shall be followed and shall govern the granting of all permits pursuant to this chapter:

- (a) *Application.* Permits for removal, relocation, or replacement of trees covered herein shall be obtained by making application in a form prescribed by the ~~Planning and Development Services~~ Director, or his or her designee, to the following appropriate public bodies:

- (1) In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. The Development Services Director, or his or her designee, shall have final authority over the approval or denial of applications for permits in such instances. Approval of the final engineering plans shall constitute approval of the arbor permit, provided however that no clearing pursuant to the arbor permit shall commence until the site permit has been issued for the final engineering plans;

~~The arbor permit submittal information included with the preliminary subdivision plan may be limited to an aerial photograph or drawing of the areas where trees are proposed for removal or relocation. Upon submittal of final engineering plans for a subdivision, the applicant shall provide all information required in Section 60.22(b) and (i). The Planning and Development~~

- (2) In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered herein shall be obtained by making application at the time of site plan submittal to the board charged by law, ordinance or regulation with the approval of said site plan. In those cases where a site plan is required to be approved by both the Planning and Zoning Commission and the Board of County Commissioners, the decision of the Planning and Zoning Commission with respect to the ~~tree~~arbor permit application shall be recommendatory only, and the Board of County Commissioners shall make the ultimate decision as to whether to grant or deny said application for permit. Staff

evaluation of the appropriateness of the application will be included in their recommendation to the Board of County Commissioners and approval of the site plan shall constitute approval of the arbor permit;

- (3) In the case of a vacant single family lot development involving tree removals, an application for an arbor permit shall accompany the building application for said lot and shall be ~~submitted to the Building Division for approval~~ reviewed and approved by the Natural Resource Officer; or
- (4) In all cases, other than those described in subsections (1), (2) and (3) above, permits for removal, relocation, or replacement of trees covered herein shall be obtained by making application to the Planning Division.

- (b) *Submittals.* All applications shall be accompanied by such permit fee as shall, from time to time, be established by duly adopted resolution by the Board of County Commissioners; provided, however, that governmental agencies are exempted from permit fees. Each application for a permit to remove, relocate or replace trees covered herein shall be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees and ~~two (2) copies~~ one (1) copy of a legible site plan drawn to the largest practicable scale, ~~but need not be certified by a registered surveyor, indicating with the following information:~~

~~(1) Location of all existing or~~ (1) A sealed or certified tree survey prepared by a professional surveyor. The tree survey shall have been completed within two (2) years from the date of the application. Each survey shall indicate the following information:

a. Property boundaries.

b. All protected trees described and preserved trees, as defined in this article, shall be identified with the following information:

1. Location.

2. DBH.

3. Common name.

4. Identification of specimen trees, if appropriate.

(2) In addition to the tree survey, each tree removal application or request shall provide a landscape prepared by a professional landscape architect containing the following information:

a. A table based on caliper inches that lists the surveyed trees proposed for protection and removal

b. An indication of the trees to be preserved and protected.

c. Identification of existing utilities and proposed easements.

-
- d. Identification of waterbodies, wetland and other conservation areas.
 - e. An indication of existing and proposed improvements to the site, including proposed grading plan;
 - f. A table based on caliper inches that lists and sums the removed trees, the tree replacement calculations and any potential tree mitigation calculations, including a schedule of trees to be planted indicating species, size, caliper, and location per section 60.9.
 - g. Location of all existing and proposed structures, improvements and site uses, properly dimensioned in reference to property lines, setback and yard requirements in spatial relationship;
- ~~(2) Proposed changes, if any, in site elevations, grades and major contours;~~
- ~~(3) Location of existing or proposed utility services and easements;~~
- ~~(4) Location of all trees on site which have a minimum DBH of three (3) inches designating the trees to be retained, removed, relocated, or replaced.~~h. _____
- Groups of trees in close proximity may be designated as "clumps" of trees with the estimated number and type of trees noted when they are to be removed, relocated or replaced. Trees with a DBH of twenty-four (24) inches and greater shall be identified by species and diameter measurement. Trees to be removed, relocated or replaced shall be labeled by (common or botanical name) on the site plan;
- ~~(5) Tree information required above shall be summarized in legend form on the plan and shall include the reason for the proposed removal, relocation or replacement; and~~
- ~~(6) Applications involving developed properties may be based on drawings showing only that portion of the site directly involved and adjacent structures and landscaping on natural growth incidental thereto.~~
- (c) *Tree preservation.* For trees that are to be saved or retained, each application must contain a statement of how these trees or tree areas are to be protected during construction and landscape operations;
- (d) *Application review.* Upon receipt of a proper application, the appropriate body or agency shall review said application. The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. The designated public agency or body shall take all steps to assure that a decision is made on the application within thirty (30) days; provided, however, that, in the case of site plan approval, a decision on an application shall be made within the time required for site plan approval; and provided,

further, however, that, if more time is required to process any application, a request in writing stating a specified extension of time shall be made to the applicant for his or her approval. If the request for extended process time is rejected by the applicant, an approval, conditional approval or denial of the application shall be issued without undue delay; provided, further, however, that expiration of the review time does not entitle the applicant to remove the trees which are the subject of the application;

~~(e) *Issuance of permits for removal.* No permit shall be issued for tree removal unless one (1) of the following conditions exists:~~

- ~~(1) The tree is located in a buildable area, yard area or right-of-way where a structure or improvement is to be placed and for which a permit application has been filed, and/or it unreasonably restricts the permitted use of the property;~~
- ~~(2) The tree is diseased or injured or in danger of falling on pedestrians, vehicular traffic or in such proximity to existing or proposed structures so as to endanger such structures;~~
- ~~(3) The tree interferes with utility services or creates unsafe vision clearance;~~
- ~~(4) The tree is diseased or infested with a condition that will require removal of the tree to prevent the transmission of the disease or infestation.~~

~~(f) *Relocation or replacement.* As a condition of the granting of a permit, the applicant may be required by the Planning and Development Director, or his or her designee, to relocate or replace (with authorized replacement trees) the trees being removed. Replacement trees, when required, will be provided based on the DBH of the trees being removed and the caliper (trunk diameter measured one foot above the ground) of the replacement stock trees. A site plan depicting the proposed location of the replacement trees is required as part of the permit application. The replacement standards below will apply, provided, however, that under no circumstances shall the number of required replacement trees exceed 250 trees per acre.~~

~~TREE REPLACEMENT STANDARDS~~

~~In determining the required relocation or replacement of trees, the following shall be considered:~~

- ~~(1) Existing tree coverage;~~

-
- ~~(2) Number of trees to be removed and retained. Special consideration will be given to the retention of Florida native species and trees with a DBH of twenty-four (24) inches or larger;~~
 - ~~(3) Area to be covered with structures, parking, and driveways;~~
 - ~~(4) Topography and drainage of the site and its environs;~~
 - ~~(5) Character and ecology of the site; and~~
 - ~~(6) Characteristics and amount of trees, shrubs and grass proposed for planting on the site by the applicant. Special credit may be given in consideration of planting of trees that exceed the minimum diameter requirements or are selected from the "Preferred Tree Species" list.~~

~~(g) *Alternatives to standard tree replacement.* If the total number of trees required cannot be reasonably accommodated on a site, the total caliper inches shall be met by the placement of fewer, but larger, trees on the site, as approved by the Planning and Development Director, or his or her designee;~~

~~(h) — When ten (10) or more trees are required to be planted on a site to meet the requirements of this chapter, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted.~~

~~(i) — *Permit form.* Permits shall be issued in such form as may be prescribed by the Planning and Development Services Director, or his or her designee, and may set forth in detail the conditions upon which the permit is granted. One (1) permit may cover several trees or groups of trees as long as the same can be clearly identified thereon; provided, however, that, no permit may be issued for more than one (1) parcel or area of land unless said parcels or areas of land are contiguous to one another; and~~

~~(j)—(f) *Permit expiration.* Any permit issued under this ordinance shall automatically expire twelve (12) months after issuance, or, when issued as part of a building permit, at the time of expiration of the building permit, whichever is later.~~

~~(k)—(g) *Stop Work Order.* Whenever any work is being done contrary to the provisions of this ordinance, the Planning and Development Services Director, or his or her designee, may order the work stopped by serving written notice on the holder of the permit or the person(s) at the work site.~~

~~Sec. 60.23. Replacement stock.5.1. - Logging.~~

~~(a) Except as to activity conducted on land classified as agricultural land pursuant to Section 193.461, Florida Statutes (2003), no person shall engage in logging operations without first obtaining a logging permit.~~

-
- (b) Each application for a logging permit shall comply with all applicable conditions and recommendations outlined in the Florida Department of Agriculture and Consumer Services' publication titled "Silviculture Best Management Practices". Applications shall describe in detail the lands to be logged, the size and types of trees to be logged, the term of operations, the months during which trees will be logged, the procedures for safeguarding trees not to be logged, procedures for restoration of altered terrain, procedures for preventing erosion and pollution, and to what extent reforestation is to occur. ~~(a) In all cases wherein this chapter requires replacement of any tree removed, said replacement shall be made with "replacement stock." Replacement stock is hereby defined as any immature tree, other than palm trees, with a minimum diameter of two (2) inches at one (1) foot above ground level (i.e. two (2) inch caliper) and having a height of at least eight (8) feet. Replacement stock shall be maintained by the permittee until replacement stock meets the definition of a tree as defined in Chapter 2. Any dead or substantially damaged tree under maintenance shall be replaced with same kind within thirty (30) days of notification. Trees listed as Category I or Category II invasive exotics identified in the Florida Exotic Pest Plant Council's List of Invasive Species shall not qualify as replacement stock.~~
- ~~(b) The following suggested tree replacement species were selected for their hardiness, disease or pest resistance. It is not the intent to limit acceptable species (except as herein set forth), but rather to provide adequate guidelines in the selection of replacements. All replacement trees shall be Florida Nursery grade Number 1. Tree species must be approved in advance by the Planning and Development Director, or his or her designee, except for the following trees which may be used as replacement stock without prior approval:~~

Preferred Tree Species List

- ~~(1) American Elm (Ulmus americana);~~
- ~~(2) American Holly (Ilex opaca);~~
- ~~(3) American Hornbeam (Carpinus caroliniana);~~
- ~~(4) Box Elder (Acer negundo);~~
- ~~(5) Bald Cypress (Taxodium distichum);~~
- ~~(6) Carolina Basswood (Tilia americana var caroliniana);~~
- ~~(7) Dahoon Holly (Ilex cassine);~~
- ~~(8) Devilwood (Osmanthus americanus);~~
- ~~(9) Laurel Oak (Quercus laurifolia);~~
- ~~(10) ——— Live Oak (Quercus virginiana);~~
- ~~(11) ——— Loblolly Bay (Gordonia lasianthus);~~
- ~~(12) ——— Loblolly Pine (Pinus taeda);~~
- ~~(13) ——— Longleaf Pine (Pinus palustris);~~
- ~~(14) ——— Persimmon (Diospyros virginiana);~~
- ~~(15) ——— Pignut Hickory (carya glabra);~~

-
- ~~(16) — Pond Cypress (Taxodium ascendens);~~
 - ~~(17) — Pond Pine (Pinus serotina);~~
 - ~~(18) — Red Bay (Persea borbonia);~~
 - ~~(19) — Red Maple (Acer rubrum);~~
 - ~~(20) — Sand Live Oak (Quercus geminata);~~
 - ~~(21) — Scrub Holly (Ilex opaca);~~
 - ~~(22) — Silk Bay (Persea humilis);~~
 - ~~(23) — Slash Pine (Pinus eliottii);~~
 - ~~(24) — Southern Magnolia (Magnolia grandiflora);~~
 - ~~(25) — Southern Red Cedar (Juniperus silicicola);~~
 - ~~(26) — Swamp Tupelo (Nyssa sylvatica biflora);~~
 - ~~(27) — Sweetbay (Magnolia virginiana);~~
 - ~~(28) — Sweetgum (Liquidambar styraciflua);~~
 - ~~(29) — Sycamore (Platanus occidentalis);~~
 - ~~(30) — Tulip Tree (Liriodendron tulipifera);~~
 - ~~(31) — Turkey Oak (Quercus laevis); and~~
 - ~~(32) — Winged Elm (Ulmus alata).~~

Acceptable Tree Species List

- ~~(1) Carolina Ash (Fraxinus caroliniana);~~
- ~~(2) Carolina Laurel Cherry (Prunus caroliniana);~~
- ~~(3) Eastern Cottonwood (Populus deltoides);~~
- ~~(4) Hackberry (Celtis laevigata);~~
- ~~(5) River Birch (Betula nigra);~~
- ~~(6) Shumard Oak (Quercus shumardii);~~
- ~~(7) Swamp Bay (Persea palustris);~~
- ~~(8) Myrtle Oak (Quercus myrtifolia); and~~
- ~~(9) Sand Pine (Pinus clausa).~~

Other native and non-native species may be acceptable for use but will require County approval prior to planting.

- ~~(c) *Planting setbacks.* All replacement and new trees shall be planted at least four (4) feet away from any building, sidewalk, road or structure.~~

~~(§ 72, Ord. No. 87-1, 2-10-87; § 8.23, LDC, through Supp 16; Part XXII, § 3, Ord. No. 92-5, 3-30-92; Part VI, § 3, Ord. No. 93-1, 2-23-93; § 11, Ord. No. 94-5, 3-22-94; Ord. No. 04-3, § 13, 1-13-04). Sec. 60.24. Authority to impose fines and county arbor violation trust fund.~~

~~(a) The Code Enforcement Board, after notice and hearing, is authorized to impose fines, in amounts not to exceed those shown in subsection (b), for removal of trees without an arbor permit or removal of trees in excess of those authorized by an arbor permit.~~

~~(b) Fines shall be calculated on the basis of the following table:~~

~~If the DBH of the tree(s) removed cannot reasonably be determined then there shall be a rebuttable presumption that the DBH of each tree removed was in excess of twelve (12) inches but less than twenty-four (24) inches. If the number of trees removed cannot reasonably be determined then there shall be a rebuttable presumption that the density of the trees removed was one hundred (100) trees per acre and the number of trees removed shall be calculated using that density applied to the areas cleared. The maximum fine per acre shall not exceed ten thousand dollars (\$10,000.00).~~

~~(c) All fines shall be in addition to and not in lieu of the requirement to plant replacement trees as specified in Section 60.22(f) of this chapter.~~

~~(d) An arbor violation trust fund is hereby established by the county for deposit of fines paid to the county. All monies deposited hereunder shall be deposited in the arbor violation trust fund, which shall be a separate account established and maintained apart from the general revenue fund of the County. All money in this fund shall be used for the planting of trees in the County and the administrative costs incurred in enforcing this ordinance as authorized by the Board of County Commissioners. The arbor violation trust fund shall be self-perpetuating from year to year unless specifically terminated by the Board of County Commissioners.~~

~~(§ 12, Ord. No. 94-5, 3-22-94; Ord. No. 04-3, § 14, 1-13-04).~~

A reforestation plan indicating all appropriate cover and plantings shall be submitted with all applications for logging permits unless waived by the Development Services Director, or his or her designee, based upon his or her determination that submission of a plan would not further the public interests based upon future development conditions that will relate to the site. The Development Services Director, or his or her designee, upon receipt of said application, may require such additional information as deemed necessary to meet the intent and purposes of this chapter;

(c) The Development Services Director, or his or her designee, may, in granting a logging permit, place such reasonable conditions or restrictions upon the same as deemed necessary to:

(1) Protect trees not permitted to be logged;

(2) Buffer logging operations from waterways, parks, and residentially designated, zoned, occupied or used lands;

-
- (3) Guarantee restoration of terrain to a degree necessary for the prevention of erosion and protection of flora;
 - (4) Prevent pollution;
 - (5) Insure reforestation, if part of the management plan;
 - (6) Preserve historic trees;
 - (7) Otherwise promote the intents and purposes of this chapter.
- (d) Notwithstanding anything herein to the contrary, no person shall:
- (1) Destroy, damage or log any trees which have been designated by the county or other appropriate agency as threatened, endangered or historic; or
 - (2) Conduct logging operations within fifty (50) feet of any lands that are residentially designated, zoned, used or occupied.

25. Relocation of removed tree onto other property.

Where a tree is to be removed under the provisions of this chapter, the County may, with the consent of the property owner, relocate the tree at the County's expense to County-owned property for replanting, either for permanent utilization at the new location or for future use for another public purpose. If the County does not elect to relocate any such tree, it may, with the consent of the property owner, give any citizen of the County the right to acquire any such tree at the citizen's expense for relocation on private property within the County. If consent is given, the consenting property owner shall be provided with an agreement that no damage will occur to the property from which the tree is removed during the relocation process. The County Manager or other agent designated by the Board of County Commissioners shall establish procedures for notification of the availability of trees for private relocation and shall set forth the manner in which such relocation shall be established. It is intended that the private relocation of trees shall be on a first-come-first-served basis and for the individual benefit of the citizens and not for profit. Nothing in this section shall be construed as preventing a property owner from relocating or selling trees removed; provided, however, that said owner shall provide reasonable assurance to the agency or body granting the tree removal permit that said tree shall not be damaged or destroyed in the process of relocation.

Chapter 80 – Construction Permits

SEC. 80.4 – COMPLIANCE REQUIREMENTS

(a) *Submittals.* The following information shall be provided by applicants for all permits under this chapter: the name, local address and phone number of applicant; the date; the precise description of the work proposed, including two (2) sets of final engineering plans, signed sealed and stamped "approved for construction" by a registered professional engineer; the location of the work, any special conditions; the expected starting and completion dates; and any other submittals and information as may be required by the county engineer to reasonably exercise his authority hereunder.

(b) *Insurance.* Unless specifically required by the Board of County Commissioners or the county engineer, the permit shall not be effective for any purpose whatsoever until applicant, or his designated representative, delivers to the Seminole County Engineer a certificate of liability insurance evidencing bodily injury and property damage coverage equal to or in excess of the following limits: one hundred thousand dollars (\$100,000.00) per person; three hundred thousand dollars (\$300,000.00) per occurrence; and fifty thousand dollars (\$50,000.00) property damage. Said certificate of insurance shall name the County of Seminole as an additional insured, shall be effective for all periods of work covered by this permit, and shall be in a form and issued by an insurance company acceptable to county.

(c) *Approving authority.* The county engineer shall have the authority to approve or deny applications.

(d) *Appeals.* Any party claiming to be aggrieved by a decision of the approving authorities may appeal to the Board of County Commissioners by filing a notice of appeal with the approving authority within thirty (30) days of the date of denial.

(e) *Time limit.* The permit shall be considered valid for sixty (60) days beginning on the date of issuance. If work does not commence by the sixtieth (60th) day, the permit shall be considered void and reapplication will be necessary. Work must be completed by the completion date indicated on the application. Work not completed by the completion date will be subject to stop work order, re-application, additional fee or other remedy as may be required by the Board of County Commissioners.

(f) *Construction and Demolition Hours:* Construction, drilling, demolition, land clearing, and filling operations may only occur between the hours of 7:00am and 7:00pm on weekdays and Saturdays. No such activities shall occur on Sundays or holidays unless special written approval is granted by the County Manager specifying

days and hours. These time limitations do not apply to any public service utility emergency or work being performed by the County.

(g) Compaction Method. With the exception of hand held, small walk behind or mini compactors, the compaction of soil during construction, land clearing and filling operations shall only occur by the use of non-vibratory compaction methods unless approved by the County Engineer or designee. The use of vibratory or dynamic compaction shall be on a case by case basis and typically are not permitted within County Right-of-way or within 150 feet of any structures which are considered critical work zones. The use of vibratory compaction within critical work zones require approval of the County Engineer or designee and may require vibration testing and structure monitoring in accordance with FDOT standards and specifications.