

PART 56. - LAKE MARY BOULEVARD GATEWAY CORRIDOR OVERLAY STANDARDS CLASSIFICATION

Sec. 30.1061. - Creation.

In addition to, and supplemental to, all Land Development Code requirements heretofore and hereafter established, there is hereby created an overlay zoning classification known as the "Lake Mary Boulevard Gateway Corridor Overlay Standards Classification." Property within the Lake Mary Boulevard Gateway Corridor listed and described within Section 30.1074, Designated Gateway Corridor, of this part, shall be subject to all provisions herein.

(§ 1, Ord. No. 89-5, 3-14-89; § 5.841, LDC, through Supp 16).

Sec. 30.1062. - Purpose.

The purpose of this part is to insure that the designated Gateway Corridor is developed in a manner which:

- (a) Insures the roadway is developed into a well landscaped, scenic gateway;
- (b) Provides uniform design standards to establish high quality development;
- (c) Prevents visual pollution caused by unplanned and uncoordinated uses, buildings and structures;
- (d) Maximizes traffic circulation functions from the standpoint of safety, roadway capacity, vehicular and non-vehicular movement;
- (e) Maintains and enhances property values;
- (f) Preserves natural features to the extent practicable; and
- (g) Recognizes and makes allowances for existing uses and buildings.

(§ 1, Ord. No. 89-5, 3-14-89; § 5.842, LDC, through Supp 16).

Sec. 30.1063. - Reserved.

Sec. 30.1064. - Building setback.

The front of any building constructed on a parcel shall be setback a minimum of fifty (50) feet from the right-of-way line; provided, however, a greater setback shall be required if a more restrictive setback is contained within the underlying zoning classification from the adopted right-of-way line.

(§ 1, Ord. No. 89-5, 3-14-89; § 5.844, LDC, through Supp 16; Ord. No. 97-25, § 1, 5-27-97).

Sec. 30.1065. - Building height.

No building shall be constructed whose roof exceeds thirty-five (35) feet in height.

(§ 1, Ord. No. 89-5, 3-14-89; § 5.845, LDC, through Supp 16).

Sec. 30.1066. - Required corridor buffer and buffer design.

A landscape buffer at least fifteen (15) feet in width, which shall be greater if a more restrictive setback is required by the underlying zoning classification, shall be provided abutting the designated roadway right-of-way lines.

- (a) The developer/property owner shall be responsible for the purchase, installation, maintenance and irrigation of all required landscaping.
- (b) The buffer area shall be planted with live oaks, of four (4) inch diameter at breast height (dbh) at planting, along a line ten (10) feet back from the right-of-way line. The trees shall be planted every forty (40) feet and staggered so as to be midway between the live oaks planted in the adjacent right-of-way. A minimum of four (4) sub-canopy trees per one hundred (100) feet of road frontage shall be planted in and abut access points and intersections.
- (c) No existing, dedicated or reserved public or private right-of-way shall be included in calculation of the buffer width.
- (d) Stormwater retention areas shall not be placed in the buffer area.
- (e) If parking abuts the buffer, a continuous shrub hedge shall be arranged or planted to insure that a height of three (3) feet will be attained within one (1) year of planting so as to screen a minimum of seventy-five (75) percent of the parking area, to that height, as viewed from the right-of-way.
- (f) Existing vegetation shall be used where possible to meet these requirements.

(§ 1, Ord. No. 89-5, 3-14-89; § 5.846, LDC, through Supp 16; Ord. No. 97-25, § 2, 5-27-97).

Sec. 30.1067. - Parking areas.

Parking lots shall be designed and landscaped according to the following criteria:

- (a) *Landscape requirement.* A minimum of ten (10) percent of all parking area and entryways shall be landscaped. The following is a list of desirable trees and shrubs:

	Tree Size S M L	Drought Tolerant	Ability to Transplant (Easy or Difficult)
<i>Tree Species</i>			
Chickasaw Plum	S		E
Loquat	S		
Sand-live Oak	S		
Wax Myrtle	S		E
Red Cedar	M	X	D
Cherry Laurel	M		E
Longleaf Pine	L		D
Red Maple	L		D
Slash Pine	L		D
Drake Elm	M		
Chinese Elm	M	X	
Winged Elm	L		
Crape Myrtle	S	X	
Blue Beech	M		
Laurel Oak	L	X	E
Shumard Oak	L	X	E
Live Oak	L	X	E
Crabapple	S		
Florida Elm	M		
Hackberry	L		
Dahoon Holly	M		
Jerusalem Thorn	S		

Southern Magnolia	L	D	
Cabbage Palm	L	X	E
<i>Shrub Species</i>			
Shining Sumac		X	
Winged Sumac		X	
Padocarpus		X	
Viburnum Spp.		X	
Ligustrum Spp.			
Yaupon Holly		X	
Fetter Bush			
Native Azaleas			
Saw Palmetta		X	
Juniper		X	
Red-Leaf Photinia		X	

(b) *Parking bays.* Parking bays shall not be larger than forty (40) spaces.

(c) *Landscape breaks.*

1. Perimeter landscaped parking breaks shall be a maximum of two hundred (200) square feet in area, planted with one (1) canopy tree and a maximum of twenty (20) spaces apart.
2. Internal landscaped breaks shall be a minimum of four hundred (400) square feet planted with one (1) canopy tree, two (2) to three (3) inches dbh, for every landscape break and a minimum of three (3) shrubs for every landscaped break. Internal breaks shall be a maximum of twenty (20) spaces apart.
3. Diamond landscaped breaks shall be placed every ten (10) spaces internally, shall be eight (8) feet by eight (8) feet and shall be planted with one (1) canopy tree.

(d) *Preservation.* Existing vegetation shall be preserved where possible.

(e) *Lighting.* Parking lot lighting shall be designed in accordance with Section 30.1234 of this Code.

(§ 1, Ord. No. 89-5, 3-14-89; § 5.847, LDC, through Supp 16; Part XXII, § 4, Ord. No. 92-5, 3-30-92; Ord. No. 04-2, § 2, 1-13-04).

Sec. 30.1068. - Signage.

Signs shall be erected or installed according to the following criteria:

- (a) *Wall signs.* The maximum allowable wall sign area shall be one and one-half (1.5) square feet per one (1) linear foot of building frontage. Total sign area shall be the sum of all sign areas excluding window signs or opening banners. No individual wall sign shall exceed one hundred (100) square feet in size for a building with less than two hundred (200) linear feet of building frontage. For buildings with building frontage exceeding two hundred (200) linear feet, no individual sign shall exceed two hundred (200) square feet in size.
- (b) *Ground signs.*
 1. Only one (1) ground sign shall be allowed per parcel with four hundred (400) feet or less road frontage. If a parcel's road frontage exceeds four hundred (400) feet and is less than seven hundred (700) feet then a maximum of two (2) ground signs shall be allowed, but no closer than three hundred (300) feet apart. If a parcel's road frontage exceeds seven hundred (700) feet, then a maximum of three (3) ground signs

shall be allowed, but no closer than three hundred (300) feet apart. For the purpose of this part, a parcel does not have to be a legally subdivided lot.

2. Vertical structural supports for ground signs shall be concealed in an enclosed base. The width of such enclosed base shall be equal to at least two-thirds ($\frac{2}{3}$) the horizontal width of the sign surface. A planter structure shall enclose the foot of the base. The planter shall be between two (2) and three (3) feet in height above the ground, with a minimum length equal to the width of the sign and a minimum width of three (3) feet. The base and planter shall be of brick.
3. Any external above ground light source shall be located and hidden within the planter bed. Light sources located outside the planter bed shall be in a burial fixture.
4. The maximum height of the entire sign structure shall be fifteen (15) feet above the elevation of the nearest sidewalk.
5. The planter setback shall be a minimum of five (5) feet from the right-of-way.
6. The maximum allowable ground sign area shall be one and one-half (1.5) square feet per one (1) linear foot of building frontage but shall not exceed one hundred (100) square feet. Ground sign base, sides and top are excluded from the sign area calculation.

(c) *Maximum total sign area.* In no case shall the sum of total wall sign square footage plus total ground sign square footage exceed two (2) square feet per one (1) linear foot of building frontage on any given parcel.

(d) *Movement.* No ground sign nor its parts shall move, rotate or use flashing lights.

(e) *Illumination.* Sign lights shall be focused, 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 pulsating lights shall be permitted on any sign.

(f) *Prohibited signs.* Off-premises signs, portable signs, pole signs, and temporary signs except for advertising on or attached to bus shelters.

(g) *Exempted signs.* Real estate signs.

(h) *Flags.* Flags are permitted as follows: a maximum of one (1) state, one (1) federal and one (1) local/County flag per parcel, each a maximum of thirty-five (35) square feet.

(i) *Opening banners.* Opening banners shall be allowed from two (2) weeks prior to opening until one (1) month after opening.

(§ 1, Ord. No. 89-5, 3-14-89; § 5.848, LDC, through Supp 16; Ord. No. 02-53, § 47, 12-10-02).

Sec. 30.1069. - Utility lines.

All new or relocated utility lines within the designated corridor shall be constructed and installed beneath the surface of the ground unless it is determined otherwise by the Board of County Commissioners in exercising the public's proprietary rights over publicly owned rights-of-way.

(§ 1, Ord. No. 89-5, 3-14-89; § 5.849, LDC, through Supp 16; Ord. No. 97-25, § 3, 5-27-97).

Sec. 30.1070. - Walls.

All freestanding walls, sound barriers, ground sign enclosures, planters, etc. fronting along the designated roadway or its major intersections shall be of brick construction.

(§ 1, Ord. No. 89-5, 3-14-89; § 5.850, LDC, through Supp 16; Ord. No. 97-25, § 4, 5-27-97).

Sec. 30.1071. - Additional zoning variance criteria.

(a) *Landscape buffer width.* The width may be reduced to a minimum of ten (10) feet only if the lot is less than two hundred (200) feet deep.

(b) *Ground signs.* In order for ground signs along intersecting roadways which are greater than three hundred twenty (320) feet from the corridor roadway centerline to be approved, it must be demonstrated that the sign is not visible from the corridor roadway and that the sign is directed in such a manner as to be predominantly viewed from the intersecting street.

(§ 1, Ord. No. 89-5, 3-14-89; § 5.851, LDC, through Supp 16; Ord. No. 97-25, § 5, 5-27-97).

Sec. 30.1072. - Design standard variances.

Variances to design standards set forth herein shall be determined in accordance with the procedures and standards set forth in Part 10, Chapter 40, for variance from site plan requirements.

(§ 1, Ord. No. 89-5, 3-14-89; § 5.852, LDC, through Supp 16).

Sec. 30.1073. - Exemptions.

All residentially zoned single-family lots are exempted from meeting all standards contained in this part except for the burial of utility service lines, wall requirements and the building setback requirement.

(§ 1, Ord. No. 89-5, 3-14-89; § 5.853, LDC, through Supp 16).

Sec. 30.1074. - Designated gateway corridor.

The designated gateway corridor/roadway subject to the provision of this part is Lake Mary Boulevard from Markham Woods Road to the Orlando Sanford Airport entrance (that segment of Lake Mary Boulevard beginning at Sanford Avenue and terminating at the Orlando Sanford Airport being designated as "East Lake Mary Boulevard") including all property within three hundred twenty (320) feet of the adopted centerline of Lake Mary Boulevard including intersecting roadways to the same depth. If any part of any parcel abuts the right-of-way line of the designated roadway, the entire parcel shall be subject to this part as if the parcel were wholly within the stated corridor width.

(§ 1, Ord. No. 89-5, 3-14-89; § 5.854, LDC, through Supp 16; Ord. No. 97-25, § 6, 5-27-97).

Sec. 30.1075. - Future Gateway Corridor Study Commissions.

Prior to the beginning of the public hearing process to adopt future County Gateway Corridor Ordinances for additional roadway segments, the County and the participating city or cities shall coordinate, insofar as is practicable, their efforts in formulating such ordinances or amendments thereto.

(§ 1, Ord. No. 89-5, 3-14-89; § 5.855, LDC, through Supp 16; Ord. No. 97-18, § 48, 5-13-97)

Sec. 30.1076. - General buffering requirements.

The provisions of Part 67, Chapter 30 are specifically included among the general Code requirements applicable to properties in the gateway corridor.

(Ord. No. 97-25, § 7, 5-27-97; Ord. No. 2012-29, § 2, 11-13-12).

Secs. 30.1077—30.1080. - Reserved.