

ARTICLE 4 ZONING DISTRICTS

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155.400 GENERAL PROVISIONS

(A) Compliance with District Standards

No land within the City shall be developed except in accordance with the zoning district regulations of this article and all other regulations of this Code.

(B) Consistency with the Comprehensive Plan

This LDC is intended to be consistent with the goals, objectives, and policies of the City's adopted Comprehensive Plan

155.401 ZONING MAP

(A) The areas assigned to these districts and the boundaries of the districts shown on the maps are made a part of this Chapter as if fully set forth herein are hereby established, the maps being designated as the "Zoning District Map."

(B) The maps and the proper notations, references, and other information shown thereon, shall be as much a part of this Chapter as if the matters and information set forth by the map were fully described herein.

(C) Each district shall be subject to the regulations set forth in this Land Development Code.

155.402 DISTRICT CLASSIFICATIONS

(A) District Boundaries

1. Unless otherwise shown, the district boundaries are street lines, alley lines, or the subdividing or boundary lines of recorded plats, or the extensions thereof. Where the districts designated on maps accompanying and made a part of this Chapter are approximately bounded by street lines, alley lines, or the subdividing or boundary lines of recorded plats, those lines or the extensions thereof shall be considered to be district boundaries.
2. Where, due to the scale or illegibility of the district map or due to the absence of a street, alley, or recorded subdividing of plat lines, there is any uncertainty, contradiction, or conflict as to intended location of any district boundary, the Planning and Economic Development Department Director shall have the power and duty of interpreting the intent of the district maps so as to determine and designate the proper location for the district boundary in accordance with the spirit and purpose of this Chapter.

3. Where a zoning district boundary divides a lot or parcel, the location of such boundary, unless indicated by legal description with distance and bearing or other dimension, shall be determined by the scale of the zoning district map by the Planning and Economic Development Department Director.
4. Where a zoning designation conflict may occur, the Planning and Economic Development Director shall determine the official zoning district classification.
5. The Planning and Economic Development Department Director shall enter changes on the Official Zoning Map as soon as is practical after a rezoning is approved by the City Commission. Where the ordinance enacting a rezoning contains wording explaining or clarifying the location of zoning district boundaries, the Planning and Economic Development Department Director may enter on the Official Zoning Map notations reflecting the ordinance wording.
6. Land that is not indicated on the Official Zoning Map as being in any zoning district shall be considered to be included in the most restrictive adjacent zoning district that complies with the future land use map designation, even when such district is separated from the land in question by a right-of-way.
7. Zoning of Annexed Lands. All lands annexed to the corporate limits of the city shall retain their existing county zoning classifications. For this purpose, all published material establishing the rules, regulations, and limitations governing and restricting the use of property under such zoning classifications shall be adopted in this chapter by reference. Such zoning classifications shall be presumed to be valid classifications of the lands annexed and shall not be subject to change, except upon initiation of a rezoning pursuant to the LDCs, by either the city or the owners of the property annexed.

(B) District Classification

1. Types of Zoning Districts

Land within the City will hereby be classified into the following categories: Residential; Commercial; Industrial; Recreation, Community Facilities and Other; or Planned.

2. Specific Zoning Districts

(a) Agricultural, Community Facilities, and Recreation

- i. Agriculture (A)
- ii. Utility (U)
- iii. Agriculture Excavation (A-E)
- iv. Resource Recovery (R-R)
- v. Community Facility (CF)
- vi. Recreation (REC)

(b) Residential

- i. Residential Estate (R-E)
- ii. Residential Single-Family (R-1A through R-1C)
- iii. Residential Single-Family Zero Lot Line (R-1Z)
- iv. Residential Mobile Home (R-MH)
- v. Residential Two-Family (R-2)
- vi. Residential Townhouse (R-TH)
- vii. Residential Multi-Family (R-MF)

(c) Commercial

- i. Neighborhood Business (B-1)
- ii. Community Business (B-2)
- iii. General Business (B-3)
- iv. Commercial (C-1)
- v. Professional Office (PO)

(d) Industrial

- i. Industrial Light (I-L)
- ii. Industrial Medium (I-M)
- iii. Industrial Heavy (I-H)

(e) Planned

- i. Planned Unit Development (PUD)
- ii. Planned Small Lot Development (PD-SL)
- iii. Mixed Use Development (MXD)
- iv. Planned Commercial Development (PCD)
- v. Planned Industrial Development (PID)
- vi. Hospital District (HD)

155.403 ZONING DISTRICTS COMPARATIVE TABLE

(A) In January 2021, the City revised and consolidated the zoning districts per (ord. no. xxxx). This table shall serve as the official comparison between the previous and the proposed zoning districts.

(B) Comparative Table

Table 403: Zoning Districts Comparative Table	
Prior to date January 01, 2021	Effective January 01, 2021
(A-1) Limited Agricultural	(A) Agricultural
(A-2) General Agricultural	
(A-3) Agricultural Utility	(U) Utility
Agricultural Excavation (A-5)	(A-E) Agricultural Excavation
(A-5) Agricultural Disposal	(R-R) Resource Recovery
(A-4) Agricultural Amusement	(REC) Recreation
(S-1) Recreational	
(CF) Community Facility	(CF) Community Facility
(RR) Rural Ranches Lifestyle	Removed
(E-1) Estate	(R-E) Residential Estate
(R-1A) One- Family Dwelling	(R-1A) Residential Single-Family
(R-1B) One-Family Dwelling	(R-1B) Residential Single-Family
(R-1C) One-Family Dwelling	(R-1C) Residential Single-Family
(R-1P) One- Family Dwelling Parking	Removed
(RS- 7) Single- Family	(R-1Z) Residential Single- Family Zero Lot Line
(R-1T) Mobile Home Dwelling	(R-MH) Residential Mobile Home
(R-2U) Two- Family Dwelling	(R-2) Residential Two- Family Dwelling
(TH-12) Townhouse	(R-TH) Residential Townhouse
(R-3) Low Density Multiple	(R-MF) Residential Multi-Family
(R-4) Apartment	
(R-4A) Planned Apartment	
(R-6) Hotel	
(B-1) Neighborhood Business	(B-1) Neighborhood Business
(B-2) Community Business	(B-2) Community Business
(B-2A) Planned Business Center	Removed
(B-3) General Business	(B-3) General Business
(C-1) Commercial	(C-1) Commercial
(PO-1) Professional Office	(PO) Professional Office
(PO-2) Professional Office	
(M-1) Light Industrial	(I-L) Industrial-Light
(M-2) Medium Industrial	
(M-3) General Industrial	(I-M) Industrial-Medium
(M-4) Limited Heavy Industrial	(I-H) Industrial-Heavy
(M-5) Heavy Industrial	
(PUD) Planned Unit Development	(PUD) Planned Unit Development
(PD-SL) Planned Development Small Lot	(PD-SL) Planned Development Small Lot
(MXD) Mixed Use Development	(MXD) Mixed Use Development
(PCD) Planned Commercial Development	(PCD) Planned Commercial Development
(PID) Planned Industrial Development	(PID) Planned Industrial Development
(HD) Hospital	(HD) Hospital

AGRICULTURE, COMMUNITY FACILITIES AND RECREATION

155.410 AGRICULTURE (A)

(A) Purpose

This district is intended primarily to provide for lands which accommodate agricultural production and agricultural support uses.

(B) Permitted Uses

See Permitted Use Table within Article 5 (Section 155.501).

(C) Dimensional Standards Table

Table 410: Agriculture (A)	
Standard	Non-Residential
Minimum Lot Size	35,000 square feet and street frontage of 125 feet [1]
Maximum Lot Coverage	20% for lots less than 1 acre 25% for lots greater than 1 acre
Maximum Height	60 feet
Front Setback	25 feet
Side Setback	25 feet [2]
Rear Setback	25 feet
Street Side Setback	Equivalent to 25% of lot width not to exceed 25 feet
Minimum Floor Area	Single-Family Dwelling: 900 square feet
Note: [1] A lot having a minimum area of 10,000 square feet and a minimum width of 100 feet and platted as a single lot or acquired by the present owner prior to the effective date of this chapter, may be utilized for a single-family dwelling. [2] A side setback for a single-family dwelling shall not be required to exceed 25 feet. Greater setbacks may be required for various uses (See additional design criteria).	

(D) Additional Criteria

1. Setback modifications. The setback requirements specified in section (C) above shall be subject to the following:
 - (a) Setback requirements shall not apply to portions of land or land used for permissible uses, and which do not contain buildings, and which do not contain structures over 20 feet in height.
 - (b) Where a portion of a tract of land is utilized for a building or buildings as the principal use, the plot of land occupied by those buildings shall be provided with all required setbacks, the measurement of which shall be from the building or buildings.
 - (c) This division shall not supersede limitation of agriculture uses found in Article 5 Use Regulations.

155.411 UTILITY (U)

(A) Purpose

This district is intended to accommodate utility uses which are necessary to provide an adequate level of service to meet the current and future needs of the City.

(B) Permitted Uses

See Permitted Use Table within Article 5 (Section 155.501).

(C) Dimensional Standards Table

Table 411: Utility (U)	
Standard	Non-Residential
Minimum Lot Size	5 acres in area [1]
Maximum Lot Coverage	20%
Maximum Height	500 feet
Front Setback	50 feet in depth or width [2] [3] [4]
Side Setback	50 feet in depth or width. [2] [3] [4]
Rear Setback	50 feet in depth or width. [2] [3] [4]
Street Side Setback	50 feet in depth or width. [2] [3] [4]
Note:	
[1] 1 A lift station for a sewer line may be located on a lot at least 75 feet wide and 7,500 square feet in area.	
[2] Any structure used as part of a sewage treatment plant, water treatment plant, or water pumping plant, including tank, bins, settling basins, reservoirs, and other similar facilities, shall be located at least 100 feet from any lot line.	
[3] Any structure or building exceeding 20 feet in height shall not be located nearer to any property in separate or different ownership than a distance equal to one-half the height of the structure or building.	
[4] On a lot used only for a sewage lift station and having no building over ten feet in height and no structure over 25 feet in height, the required setbacks shall be reduced to 25 feet in depth or width.	

155.412 AGRICULTURE EXCAVATION (A-E)

(A) Purpose

This district is intended primarily to apply to undeveloped areas of the City, wherein there are deposits of natural resources which can be safely extracted without serious damage.

(B) Permitted Uses

See Permitted Use Table within Article 5 (Section 155.501).

(C) Dimensional Standards Table

Table 412: Agriculture Excavation (A-E)	
Standard	Non-Residential
Minimum Lot Size	5 acres
Maximum Lot Coverage	N/A
Maximum Height	100 feet
Front Setback	100 feet
Side Setback	100 feet
Rear Setback	100 feet
Note: [1] No mixing or batching plant, or bin, tank, silo, or structure incidental to such plant, shall be located nearer than 300 feet to any property in separate and different ownership. [2] Every lot shall conform to all of the provisions of 155.340 through 155.349. [3] No excavation shall be allowed within 50 feet. of the future right-of-way line for any street or highway, nor within 100 feet of any private property line for lots less than one acre and 30 feet of any property line for lots one acre or greater.	

155.413 RESOURCE RECOVERY (R-R)

(A) Purpose

This district is intended primarily to apply to areas appropriate for the disposal of waste materials wherein that disposal will not adversely affect desirable future development.

(B) Permitted Uses

See Permitted Use Table within Article 5 (Section 155.501).

(C) Dimensional Standards Table

Table 413: Resource Recovery (R-R)	
Standard	Non-Residential
Minimum Lot Size	Disposal of refuse only – Minimum 5 acres. Disposal of refuse including garbage or animal refuse – Minimum 20 acres. An incinerator – Minimum 40 acres.
Maximum Lot Coverage	10% for all main and accessory buildings
Maximum Height	150 feet
Front Setback	75 feet in depth [1]
Side Setback	50 feet in depth [1]
Rear Setback	50 feet in depth [1]
Note: [1] Lots used for disposal of refuse, including garbage or animal refuse, shall have setbacks to all lot lines not less than 100 feet in depth. No part of any incinerator or its appurtenant attached building or structures shall be located within 500 feet of any lot line.	

155.414 COMMUNITY FACILITY (CF)

(A) Purpose

This district is intended primarily to provide for educational institutions, government facilities, civic facilities and other related uses.

(B) Permitted Uses

See Permitted Use Table within Article 5 (Section 155.501).

(C) Dimensional Standards Table

Table 414: Community Facility (CF)	
Standard	Non-Residential
Minimum Lot Size	N/A
Maximum Height	100 feet
Front Setback	25 feet [1]
Side Setback	15 feet [1]
Rear Setback	20 feet [1]
Note: [1] The setbacks shall apply to all one story structures and shall each be increased by five feet for every story thereafter, not to exceed setback of 50 feet. Bufferyards within other provisions of the Code shall also apply.	

(D) Additional Criteria

Community facility zoning shall not be permitted in any private residential community.

155.415 RECREATION (REC)

(A) Purpose

This district is intended primarily for sports and recreational activities in which the participants are actively engaged, but which may also provide entertainment for spectators.

(B) Permitted Uses

See Permitted Use Table within Article 5 (Section 155.501).

(C) Dimensional Standards Table

Table 415: Recreation (REC)	
Standard	Non-Residential
Minimum Lot Size	150 feet wide 1 acre
Maximum Lot Coverage	20%
Maximum Height	100 feet
Front Setback	50 feet
Side Setback	50 feet [1]
Rear Setback	50 feet
Note: [1] Side setback shall increase by one foot for every foot in height of structure exceeding 25 feet.	

RESIDENTIAL DISTRICTS

155.420 RESIDENTIAL ESTATE (R-E)

(A) Purpose

This district is intended to primarily apply to large lot, single-family developments. This district also allows supporting public and recreational facilities.

(B) Permitted Uses

See Permitted Use Table within Article 5 (Section 155.501).

(C) Dimensional Standards Table

Table 420: Residential Estate (R-E)		
Standard	Residential	Non-Residential
Minimum Lot Size	Width: 125 feet Area: 35,000 square feet [1]	Width: 125 feet Area: 35,000 square feet [1]
Maximum Lot Coverage	20%	20%
Maximum Height	25 feet	60 feet
Front Setback	50 feet	50 feet
Side Setback	25 feet [2]	25 feet [2]
Rear Setback	25 feet	25 feet
Street Side Setback	None	None
Minimum Floor Area	1,500 square feet	N/A
Note: [1] Lots for utility uses can be smaller but must meet minimum setbacks. [2] Side setbacks shall increase by one foot for each foot in height of structure exceeding 40 feet.		

155.421 RESIDENTIAL SINGLE-FAMILY (R-1A, R-1B, R-1C)

(A) Purpose

These districts are intended primarily for detached, single-family residential dwelling neighborhoods. These districts also allow supporting public and recreational facilities.

(B) Permitted Uses

See Permitted Use Table Article 5 (Section 155.501).

(C) Dimensional Standards Tables

Table 421.1: Residential Single-Family (R-1A)		
Standard	Residential	Non-Residential
Minimum Lot Size	Width: 100 feet Area: 10,000 square feet [1]	Width: 100 feet Area: 10,000 square feet [1]
Maximum Lot Coverage	40%	40%
Maximum Height	35 feet	35 feet
Front Setback	25 feet	30 feet
Side Setback	10 feet [2]	20 feet [3]
Rear Setback	15 feet	25 feet
Street Side Setback	Key Lots: 25 feet Corner Lots: 15 feet	Key Lots: 25 feet Corner Lots: 15 feet
Minimum Floor Area	1,500 square feet	N/A
Note:		
[1] A smaller lot of record may be utilized for a one-family dwelling if platted prior to Date 1969.		
[2] An existing legal lot of 60 feet wide or less, side setback shall be at least five feet.		
[3] Side setback shall increase by one foot for every two feet in height of structure exceeding 20 feet.		

Table 421.2: Residential Single-Family (R-1B)		
Standard	Residential	Non-Residential
Minimum Lot Size	Width: 75 feet Area: 7,500 square feet [1]	Width: 75 feet Area: 7,500 square feet [1]
Maximum Lot Coverage	40%	40%
Maximum Height	35 feet	35 feet
Front Setback	25 feet	30 feet
Side Setback	7.5 feet [2]	20 feet [3]
Rear Setback	15 feet	25 feet
Street Side Setback	Key Lots: 25 feet Corner Lots: 15 feet	Key Lots: 25 feet Corner Lots: 15 feet
Minimum Floor Area	1,000 square feet	N/A
Note: [1] A smaller lot of record may be utilized for a one-family dwelling if platted prior to March 1969. [2] An existing legal lot of 60 feet wide or less, side setback shall be at least five feet. [3] Side setback shall increase by one foot for every two feet in height of structure exceeding 20 feet.		

Table 421.3: Residential Single-Family (R-1C)		
Standard	Residential	Non-Residential
Minimum Lot Size	Width: 70 feet Area: 7,000 square feet [1]	Width: 70 feet Area: 7,000 square feet [1]
Maximum Lot Coverage	40%	40%
Maximum Height	35 feet	35 feet
Front Setback	25 feet	30 feet
Side Setback	7.5 feet [2]	20 feet [3]
Rear Setback	15 feet	25 feet
Street Side Setback	Key Lots: 25 feet Corner Lots: 15 feet	Key Lots: 25 feet Corner Lots: 15 feet
Minimum Floor Area	900 square feet	N/A
Note: [1] A smaller lot of record may be utilized for a one-family dwelling if platted prior to March 1969. [2] An existing legal lot of 60 feet wide or less, side setback shall be at least five feet. [3] Side setback shall increase by one foot for every two feet in height of structure exceeding 20 feet.		

155.422 RESIDENTIAL SINGLE-FAMILY ZERO LOT LINE (R-1Z)

(A) Purpose

This district is intended primarily for smaller lot single-family residential neighborhoods which encourage more compact use of land as compared with the typical single-family development.

(B) Permitted Uses

See Permitted Use Table within Article 5 (Section 155.501).

(C) Dimensional Standards Table

Table 422: Residential Single-Family Zero Lot Line (R-1Z)		
Standard	Residential	Non-Residential
Minimum Lot Size	Width: 30 feet Area: 4,500 square feet	Width: 30 feet Area: 4,500 square feet
Maximum Lot Coverage	45%	45%
Maximum Height	35 feet	35 feet
Front Setback	20 feet	20 feet
Side Setback	0 feet for the side where the home is placed against the lot line;	0 feet for the side where the home is placed against the lot line;
	15 feet on the nonzero side	15 feet on the nonzero side
Rear Setback	15 feet	15 feet
Street Side Setback	15 feet	15 feet
Minimum Floor Area	1,300 square feet	N/A

(D) Additional Criteria.

See Article 7 for additional criteria for Residential Single-Family Zero Lot Line (R-1Z) development.

155.423 RESIDENTIAL MOBILE HOME (R-MH)

(A) Purpose

This district is intended primarily for single-family residential mobile home developments and neighborhoods. This district is intended to apply to areas to be used for the parking or placement of mobile homes for permanent residences.

(B) Permitted Uses

See Permitted Use Table within Article 5 (Section 155.501).

(C) Dimensional Standards Table

Table 423: Residential Mobile Home (R-MH)		
Standard	Residential	Non-Residential
Minimum Lot Size	Width: 40 feet Depth: 80 feet	Width: 40 feet Depth: 80 feet
Maximum Lot Coverage	N/A	N/A
Maximum Height	15 feet	15 feet
Front Setback	6 feet	6 feet
Side Setback	4 feet [1]	4 feet [1]
Rear Setback	8 feet	8 feet
Street Side Setback	4 feet	4 feet
Minimum Floor Area	N/A	N/A
Note: [1] Open carports and stoops may be located 2 feet from the interior lot line.		

(D) Additional Criteria

1. Limitations and special requirements.

- (a) The mobility of the vehicle used as a mobile home or house trailer shall be maintained. Each unit of a mobile home originally moved onto the site as a separate house trailer, shall be kept currently licensed each year as provided under F.S. § 320.081.
- (b) Plumbing fixtures and electrical connections associated with cooking facilities shall not be permitted in any building or structure other than the mobile home itself.
- (c) Each plot shall abut on a public street at least 50 feet in width.

- (d) Any R-MH District shall be at least five acres in gross area. R-MH zoning shall be applied only to property properly platted under a subdivision plat of record.
 - (e) Each plat shall be supplied with water and sewer facilities meeting the standards of the appropriate health officials and approved by those officials.
- 2. Fences. A fence may be installed within the front yard setback in accordance with the following regulations:
 - (a) Height. The fence shall not exceed 36 inches in height.
 - (b) Such fence must be constructed of decorative aluminum or wood and shall be no more than 50% opaque.
 - (c) The fence shall not obstruct sight distance triangles, fire hydrants, water valves, water meters, sewer clean-outs and or otherwise precludes any utility maintenance to be performed by the City.
- 3. Driveways. Mobile home communities established pursuant to this section shall include a minimum of two car stacking driveways with the following dimensions:
 - (a) Minimum of 9 feet wide and 35 feet long; or
 - (b) Minimum of 16 feet wide and 20 feet long.

155.424 RESIDENTIAL TWO-FAMILY (R-2)

(A) Purpose

This district is intended primarily for attached, two-family residential dwelling neighborhoods with minimum lots per two-family dwelling units. Detached single-family dwelling units are permitted.

(B) Permitted Uses

See Permitted Use Table within Article 5 (Section 155.501).

(C) Dimensional Standards Table

Table 424: Residential Two-Family (R-2)		
Standard	Residential	Non-Residential
Minimum Lot Size	Width: 70 feet Area: 7,000 square feet [1]	Width: 70 feet Area: 7,000 square feet [1]
Maximum Lot Coverage	40%	40%
Maximum Height	2 stories or 30 feet	2 stories or 30 feet
Front Setback	25 feet	30 feet
Side Setback	7.5 feet [2]	20 feet [3]
Rear Setback	15 feet	25 feet
Street Side Setback	15 feet	15 feet
Minimum Floor Area	Single-Family Detached Dwelling: 750 square feet	N/A
	Two-Family Attached Dwelling: 750 square feet	
Note:		
[1] If each half of a two-family dwelling is on separate adjoining lots then each lot shall not be less than 35 feet in width and 3,500 square feet in area.		
[2] However, if two-family dwelling is erected on two platted lots, no setback is needed along common wall and lot line.		
[3] Side setback shall increase by one foot for every two feet in height of structure exceeding 20 feet.		

155.425 RESIDENTIAL TOWNHOUSE (R-TH)

(A) Purpose

This district is intended primarily for multi-family, townhouse residential dwelling neighborhoods.

(B) Permitted Uses

See Permitted Use Table within Article 5 (Section 155.501).

(C) Dimensional Standards Table

Table 425: Residential Townhouse (R-TH)	
Standard	Residential Townhouse
Minimum Lot Size	1.5 acres
Maximum Density	12 Units per gross acre
Maximum Height	35 feet
Front Setbacks	15 feet
Side Setbacks	25 feet
Rear Setbacks	20 feet
Street Side Setbacks	N/A
Minimum Floor Area	800 square feet
	Minimum Width: 16 feet for an individual townhouse
Minimum Separation Between Townhouse Buildings:	(A) 50 feet of which a minimum of 15 feet of open space, not to be used for parking; (B) 20 feet; (C) 20 feet plus 10 feet if driveway between groupings
(A) Front to front and rear to rear;	
(B) Side to or rear;	
(C) Side to side	
Grouping Spacing	20 feet between each group of townhouses; plus 10 feet if driveway between groupings
Grouping Length	A grouping of townhouses shall not exceed 160 feet in length

(D) Additional Criteria

See Article 7 for additional criteria for Residential Townhouse (R-TH) development.

155.426 RESIDENTIAL MULTI-FAMILY (R-MF)

(A) Purpose

This district is intended to primarily accommodate a mixture of housing types including single-family, multi-family, as well as townhouse developments.

(B) Permitted Uses

See Permitted Use Table within Article 5 (Section 155.501).

(C) Dimensional Standards Table:

Table 426.1: Residential Multi-Family (R-MF)		
Standard	Residential	Non-Residential
Minimum Lot Size	N/A	Width: 100 feet Area: 10,000 square feet
Maximum Height	8 stories or 100 feet whichever is less	8 stories or 100 feet whichever is less
Front Setback	60 feet	30 feet
Side Setback	20 feet	25 feet [1]
Rear Setback	20 feet	20 feet [2]
Street Side Setback	N/A	15 feet
Minimum Unit Size	750 square feet	N/A
Note:		
[1] Side setback shall increase by one foot for every two feet in height of structure exceeding 20 feet.		
[2] Rear setback shall increase by two feet for every ten feet in height of structure exceeding 44 feet.		

(D) Development Standards

Table 426.2: Development Standards	
Standard	Residential Townhouse
Minimum Lot Size	12-acres or less as a portion of a PUD
Maximum Density	Consistent with FLUM
Maximum Building Coverage	30%
Minimum Open Space	45% [1]
Minimum Between Buildings	15 feet
Vehicle Use Area	30% maximum non-pervious
Note: [1] See additional Criteria in Article 6.	

(E) See Article 7 for additional criteria for Residential Multi-Family (R-MF) development.

COMMERCIAL DISTRICTS

155.430 NEIGHBORHOOD BUSINESS (B-1)

(A) Purpose

This district is intended to primarily meet the local neighborhood shopping and personal service needs a limited, surrounding residential area.

(B) Permitted Uses

See Permitted Use Table within Article 5 (Section 155.501).

(C) Dimensional Standards Table

Table 430: Neighborhood Business (B-1)	
Standard	Non-Residential
Minimum Lot Size	None
Minimum Lot Coverage	None
Maximum Height	Two stories or 30 feet [1]
Front Setback	25 feet
Side Setback	7.5 feet
Rear Setback	14 feet [1]
Minimum Floor Area	1,500 square feet [2]
Note: [1] The first 10 feet must be fully sodded and landscaped.	

155.431 COMMUNITY BUSINESS (B-2)

(A) Purpose

This district is intended to primarily meet the shopping and service needs of surrounding residential neighborhoods and communities.

(B) Permitted Uses

See Permitted Use Table within Article 5 (Section 155.501).

(C) Dimensional Standards Table

Table 431: Community Business (B-2)	
Standard	Non-Residential
Minimum Lot Area	15,000 square feet
Minimum Lot Dimensions	150 feet of frontage on the primary traffic artery and 100 feet in depth
Maximum Height	100 feet [1]
Front or Street Side Setback [5]	30 feet in depth [2,3]
Side Setback [5]	10 feet in width which shall be totally landscaped [4]
Rear Setback [5]	15 feet in depth [7]
Minimum Floor Area	Each structure having a permitted or combination of permitted uses shall have a minimum of 1,500 square feet [6]
Note: [1] No building abutting within 100 feet from a single family zoning districts shall exceed two stories or 35 feet. [2] For buildings exceeding 35 feet in height, front or street side setbacks must be increased one foot for every two feet in height in excess of 35 feet. [3] The first 15 feet of all front and street side setbacks adjacent to the property line shall be fully landscaped with sod, ground shrubbery, and trees, except where crossed by permitted access driveways or walkways. The balance of the required setbacks may be used for parking. [4] For buildings exceeding 35 feet in height, side setbacks must be increased one foot for every five feet in height in excess of 35 feet. [5] All lots abutting a residential district or use shall have setbacks in accordance with §155.056. [6] However, existing outparcels delineated on a plat recorded prior to 2-6-85 for a shopping facility shall be exempt from providing a building of the above minimum square footage. [7] The first 10 feet must be fully sodded and landscaped.	

(D) Additional Criteria

See Article 7 for additional criteria for Community Business (B-2) development.

155.432 GENERAL BUSINESS (B-3)

(A) Purpose

This district is intended to primarily apply to shopping centers that serve a regional scale and offer a diverse range of good and services. This district should have access to arterial roadways to better serve the community.

(B) Permitted Uses

See Permitted Use Table within Article 5 (Section 155.501).

(C) Dimensional Standards Table

Table 432: General Business (B-3)	
Standard	Non-Residential
Minimum Lot Area	15,000 square feet
Minimum Lot Dimensions	150 feet of frontage on the primary traffic artery and 100 feet in depth
Maximum Height	100 feet [1]
Front or Street Side Setback [5]	30 feet in depth [2,3]
Side Setback [5]	10 feet in width which shall be totally landscaped [4]
Rear Setback [5]	15 feet in depth [7]
Minimum Floor Area	325 square feet per dwelling unit; Each structure having a permitted or combination of permitted uses shall have a minimum of 1,500 square feet [6] 150 square feet for a rental sleeping room in a hotel, lodging house, tourist home, or similar use.
Note: [1] No building abutting within 100 feet from a single family zoning districts shall exceed two stories or 35 feet. [2] For buildings exceeding 35 feet in height, front or street side setbacks must be increased one foot for every two feet in height in excess of 35 feet. [3] The first 15 feet of all front and street side setbacks adjacent to the property line shall be fully landscaped with sod, ground shrubbery, and trees, except where crossed by permitted access driveways or walkways. The balance of the required setbacks may be used for parking. [4] For buildings exceeding 35 feet in height, side setbacks must be increased one foot for every five feet in height in excess of 35 feet. [5] All lots abutting a residential district or use shall have setbacks in accordance with §155.056. [6] However, existing outparcels delineated on a plat recorded prior to 2-6-85 for a shopping facility shall be exempt from providing a building of the above minimum square footage. [7] The first 10 feet must be fully sodded and landscaped.	

(D) Additional Criteria

See Article 7 for additional criteria for General Business (B-3) development.

155.433 COMMERCIAL (C-1)

(A) Purpose

This district is intended to accommodate a diverse range of retail, repair services, wholesale, storage, and sales of large or heavy machinery and equipment.

(B) Permitted Uses

See Permitted Use Table within Article 5 (Section 155.501).

(C) Dimensional Standards Table

Table 433: Commercial (C-1)	
Standard	Non-Residential
Minimum Lot Area	1 acre: 43,560 square feet
Minimum Lot Dimensions	N/A
Maximum Height	100 feet
Front or Street Side Setback [3]	30 feet in depth [1]
Side Setback [3]	10 feet in width which shall be totally landscaped [2]
Rear Setback [3]	15 feet in depth [4]
Minimum Floor Area	N/A
Note: [1] The first 15 feet of all front and street side setbacks adjacent to the property line shall be fully landscaped with sod, ground shrubbery, and trees, except where crossed by permitted access driveways or walkways. The balance of the required yards may be used for parking. [2] For buildings exceeding 35 feet in height, side setbacks must be increased one foot for every five feet in height in excess of 35 feet. [3] All lots abutting a residential district or use shall have setbacks in accordance with §155.056. [4] The first 10 feet must be fully sodded and landscaped.	

155.434 PROFESSIONAL OFFICE (PO)

(A) Purpose

This district is intended to primarily provide suitable site for administrative, professional, and financial offices while maintaining and limiting impacts on surrounding residential neighborhoods.

(B) Permitted Uses

See Permitted Use Table within Article 5 (Section 155.501).

(C) Dimensional Standards Table

Table 434: Professional Office (PO)	
Standard	Non-Residential
Minimum Lot Area	6,000 square feet
Minimum Lot Dimensions	60 feet in width by 100 feet in depth
Maximum Height	50 feet [1]
Front or Street Side Setback	30 feet [2]
Side Setback	20 feet
Rear Setback	25 feet
Minimum Floor Area	N/A
Note:	
[1] Where a building exceeds 25 feet in height, all setbacks shall be increased two feet over the initial setback distance for every one foot in height.	
[2] Except where the lot is adjacent to a traffic way with 100 feet or more right-of-way, the setback shall be 50 feet.	

INDUSTRIAL DISTRICTS

155.440 INDUSTRIAL-LIGHT (I-L)

(A) Purpose

This district is primarily intended to accommodate a wide range of low intensity manufacturing, assembly, processing, distribution, warehousing, research and development, or other low intensity industrial uses.

(B) Permitted Uses

See Permitted Use Table within Article 5 (Section 155.501).

(C) Dimensional Standards Table

Table 440: Industrial-Light (I-L)	
Standard	Non-Residential
Minimum Lot Area	N/A
Minimum Lot Dimensions	N/A
Maximum Height	100 feet
Front or Street Side Setback [1,2,3]	See Article 6, Bufferyards
Side Setback [1,2,3]	See Article 6, Bufferyards
Rear Setback [1,2,3]	See Article 6, Bufferyards
Minimum Floor Area	1,500 square feet
Note: [1] No building, structure, or part thereof shall be located within 75 feet of the right-of-way and no direct access shall be permitted from Hollywood Boulevard (Pines Boulevard) to abutting properties. No parking shall be located within 50 feet of the right-of-way line from the main arterial's roads. [2] Except on a street which separates an I-L District from a residential district, in which case the setback shall be 25 feet, and that area shall be maintained as a planting strip. No direct access shall be permitted from the dividing street to the abutting properties in an I-L District. [3] Unless a window or other opening is on the side of rear of the building, in which case the building shall be setback at least five feet from the side property line in the event the opening is on the side, and at least five feet on the rear in the event the opening is on the rear and there is no alley or street at the rear.	

155.441 INDUSTRIAL-MEDIUM (I-M)

(A) Purpose

This district is primarily intended for medium intensity manufacturing uses which are compatible with non-residential areas and have limited negative impacts upon contiguous non-residential areas and uses. This district is not typically well suited to be adjacent to residential communities.

(B) Permitted Uses

See Permitted Use Table within Article 5 (Section 155.501).

(C) Dimensional Standards Table

Table 441: Industrial-Medium (I-M)	
Standard	Non-Residential
Minimum Lot Area	10,000 square feet
Minimum Lot Dimensions	100 feet in width
Maximum Height	150 feet
Front or Street Side Setback	See Article 6, Bufferyards
Side Setback	See Article 6, Bufferyards
Rear Setback	See Article 6, Bufferyards
Minimum Floor Area	None

155.442 INDUSTRIAL-HEAVY (I-H)

(A) Purpose

This district is primarily intended to apply to areas surrounded by less intense industrial districts, which because of location, access, transportation, and relation to other industrial areas, can be appropriately utilized for heavier types of industry.

(B) Permitted Uses

See Permitted Use Table within Article 5 (Section 155.501).

(C) Dimensional Standards Table

Table 442.1: Industrial-Heavy (I-H)	
Standard	Non-Residential
Minimum Lot Size	200 feet in width 400 feet in width [3]
Minimum Lot Area	40,000 square feet 4 acres [3]
Maximum Height	200 feet
Front or Street Side Setback [1,2]	See Article 6, Bufferyards
Side Setback [1,2]	See Article 6, Bufferyards
Rear Setback [1,2]	See Article 6, Bufferyards
Minimum Floor Area	N/A
Note:	
[1] No portion of any land utilized for, or building occupied by, a use first permitted in an I-H District shall be located within 300 feet of any residentially zoned property or any property zoned in an agriculture zoned district. However, this separation requirement shall not apply to accessory uses which are permissible in I-M or more restricted districts as principal uses.	
[2] Any land, building, or structure utilized for a use first permitted in an I-H District shall be located at least 50 feet from all lot lines. However, this 50 foot setback area may be utilized for accessory uses, building, and structures permitted in an I-M or more restricted district.	

(D) Additional Criteria

1. The following table shall be for uses which require special exception in Industrial Heavy (I-H) districts as shown in Table 501.

Table 442.2: Industrial-Heavy (I-H) Special Exception Standards	
Standard	Non-Residential
Minimum Lot Size	500 feet in width
Minimum Lot Area	5 acres
Maximum Height	200 feet
Front or Street Side Setback [1,2]	See Article 6, Bufferyards
Side Setback [1,2]	See Article 6, Bufferyards
Rear Setback [1,2]	See Article 6, Bufferyards
Minimum Floor Area	N/A
Note: [1] No portion of any land utilized for, or building occupied by, a use first permitted in an I-H District shall be located within 300 feet of any residentially zoned property or any property zoned in an agriculture zoned district. However, this separation requirement shall not apply to accessory uses which are permissible in I-M or more restricted districts as principal uses. [2] Any land, building, or structure utilized for a use first permitted in an I-H District shall be located at least 50 feet from all lot lines. However, this 50 foot setback area may be utilized for accessory uses, building, and structures permitted in an I-M or more restricted district.	

PLANNED DISTRICTS

155.450 DEVELOPMENT PROCEDURES FOR PLANNED DISTRICTS

- (A) All planned districts as defined in this article are subject to site plan approval procedures set forth in 155.301(A) unless otherwise noted herein.
- (B) All planned districts undergoing a site plan amendment shall comply with the procedures set forth in 155.301(B).
- (C) Rezoning to a planned district shall comply with the procedures set forth in 155.301(D) and shall include a site plan and narrative to demonstrate compliance with the requirements for the requested zoning district as outlined in this article.
- (D) All planned districts undergoing an amendment to previously approved planned districts guidelines shall comply with the procedures set forth in 155.301(E).

155.451 PLANNED UNIT DEVELOPMENT (PUD)

(A) Purpose

This district is intended to provide flexible land use and design regulations through the use of performance criteria; so that small-to-large scale areas, or portions thereof, may be developed with a variety of residential types and non-residential uses, and may contain both individual building sites and common property.

A planned unit is to be designed and organized so as to be capable of satisfactory use and operation as a separate entity without necessarily needing the participation of other building sites or other common property in order to function as a neighborhood. This subchapter specifically encourages innovations so that the growing demands of residential and non-residential uses may be met by a greater variety in type, design, and siting of buildings and by the conservation and more efficient use of land.

This subchapter recognizes that the standard zoning functions (use and bulk) and the subdivision function (platting and design) are appropriate for the regulation of land use in areas of neighborhoods that are already substantially developed. This subchapter, further recognizes that a rigid set of space requirements along with bulk and use specifications would frustrate the application of this concept. Therefore, where PUD techniques are deemed appropriate the land may be rezoned to a PUD District. In so doing, conventional use and dimensional specifications are ignored in this subchapter and are herein replaced by an approval process in which an approved plan becomes the basis for continuing land use controls. This provides the means by which City Commission may approve land development plans which meet or exceed the level of development quality required by regular city zoning standards.

It is intended that this district offer development design flexibility to developers, in order to encourage imaginative, functional, high quality development planning. The use of this district shall be limited to those development projects which will result in desirable community environmental qualities and development which is compatible with surrounding lands and activities.

(B) Design Guidelines

Guidelines for the Planned Unit Development shall be determined at the time of application submittal to the Planning and Economic Development Department. Guidelines include but are not limited to: Setbacks, buffers, required yards, lot size, distance between structures, or otherwise established herein.

(C) Active Planned Unit Developments

1. Where a parentheses () comes after a Planned Unit Development, it shall denote the name of an alias of the approved PUD.
2. Where an asterisk * comes after a Planned Unit Development, it shall mean that the PUD has been approved under a Site Plan.
 - (a) Big Sky (Keystone Lake)
 - (b) Big Sky North (Laguna Isles)
 - (c) Chapel Trail
 - (d) Charleston in the Pines*
 - (e) Meadow Pines (Cobblestone)
 - (f) Grand Palms
 - (g) Nasher (Sarah Park)
 - (h) Pembroke Falls
 - (i) Pembroke Isles (Lakes of Western Pines)
 - (j) Pembroke Shores
 - (k) Pier Point*
 - (l) Silver Lakes
 - (m) The Landings
 - (n) TownGate
 - (o) Country Pines (Walnut Creek)

(D) Standards

1. Minimum Area Required.

Under normal circumstances, the minimum area required to qualify for a PUD District shall be 120 contiguous acres of land. The Planning and Zoning Board may consider projects with less acreage where the applicant can demonstrate that a smaller parcel will meet the objectives and requirements of a PUD District, but in no case shall projects less than 50 acres be qualified as a PUD District.

2. Ownership of Land to be used for the project.

The parcel of land for a project may be owned, leased, or controlled either by a single person, corporation, or by a group of individuals. An application must be filed by the owner or by the authorized agent of all property included in a project. In the case of multiple ownership, the approved plan shall be binding on all owners, heirs, successors, and assigns.

3. Permitted Uses.

All uses within an area designated as a PUD District are determined by the provisions of this section and the approved plan of the project concerned.

- (a) Residential uses. Residences may be of any variety of types. (Single family, multi-family, rental, condominium, townhouses, quadplexes, and the like). In developing a balanced community, the uses of a variety of housing types and designs shall be deemed most in keeping with this subchapter.
- (b) Accessory, Commercial, Service, and Other Non-Residential Uses:
 - i. Because of the primarily residential nature of PUD, only those commercial and industrial uses which are compatible with residential uses may be permitted.
 - ii. Customary accessory or associated uses may also be permitted, as appropriate, to the PUD.
 - iii. The permitted uses shall conform to the approved PUD Plan.

4. Minimum Area and Land Dedication Requirements.

- (a) Planned unit developments shall contain areas at least equal to 35% of the gross area in open space. In addition thereto, planned unit developments shall contain areas dedicated for parks, recreational facilities, or other municipal purposes equivalent to 5% of the gross area.
- (b) In the event the land shall not be required for municipal purposes, the City Commission may require the developer to make a cash contribution in lieu of the land dedication. The cash contribution shall be the higher of the appraisals of two qualified, mutually acceptable appraisers.
- (c) Where the planned unit development is being constructed on a planned, phased basis, areas to be dedicated to the city shall be shown on the plan for that phase and shall be deeded to the city at the time of the approval of that phase. Likewise, cash contributions in lieu of land dedication shall be payable upon the approval of each phase.

5. Setbacks or Yards.

- (a) There shall be a setback or yard of not less than 25 feet in depth, abutting all public road rights- of-way within or abutting a Planned Unit Development District.

6. Access.

- (a) Each dwelling unit or other permitted use shall have access to a public street either directly or indirectly via a private approach road, pedestrian way, court, or other area dedicated to public or private use or by common easement guaranteeing access. Permitted uses are not required to front on a road.

- (b) The city shall be allowed access on privately owned roads, easements, and open space to insure the police- and fire-protection of the area, to meet emergency needs, to conduct city services, and to generally insure the health and safety of the residents of the planned unit development.

7. Compatibility Zone with Adjacent Zoning District.

The Planned Unit Development shall be generally compatible with surrounding uses and communities.

8. Length of Structures.

The length of structures within any given Planned Unit Development District shall be subject to the recommendations of the Planning and Zoning Board and the approval of the City Commission.

9. Off-Street Parking.

Off-street parking shall at least meet all requirements as required by the City. If changes in these requirements are requested by the applicant, a parking study shall be required to deem the changes necessary. Underground Utilities.

- (a) With the planned unit development, all utilities, including telephone, television cable, and electrical systems, shall be installed underground. Primary facilities providing service to the site may be exempted from this requirement.
- (b) Large transformers shall be placed on the ground and contained within pad mounts, enclosures, or vaults.
- (c) The developer shall provide adequate landscaping with shrubs and plants to screen all utility facilities permitted above ground.

10. Open Space Regulations.

Planned unit developments shall exhibit and maintain a total open space requirement at least equal to 35% of the gross area of the PUD. The following areas qualify wholly or partially as open space:

- (a) No more than 50% of lakes and golf courses shall be counted toward the total open space requirement.
- (b) All canals and lakes in excess of 80 feet in width may be counted toward open space requirements subject to (a) above.
- (c) If natural habitats of unique and significant value are determined to exist, the Planning and Zoning Board may recommend the area so defined to be left in an undisturbed state, and adequately protected or incorporated into the design of the PUD as a passive recreation area with a minimum of improvements permitted. In either case, 100% of the area contained therein may be counted as open space.
- (d) The area contained in a continuous, open space pedestrian system; consisting of permanently maintained walks and trails, not less than 12 feet wide; leading to a natural amenity, recreation facility, or commercial use; offering internal pedestrian walkways that are divorced from roads and streets; may be counted as open space.

- (e) The area contained in mini-parks; which may or may not be part of the open space system, but contain at least one acre and have a minimum dimension of 100 feet together with, but not limited to, one of the following: benches, playground apparatus, barbeque pits, and fire rings; may be counted as open space.
- (f) The area occupied by a multiple-use recreation building and its attendant outdoor recreation facilities may be counted as open space.
- (g) Any privately maintained or owned exterior open space adjacent to and for the exclusive use by the residents of an individual dwelling unit; enclosed or partially enclosed by walls, buildings, or structures, including balconies, terraces, porches, decks, patios and atriums may be counted toward the total open space requirement, providing the total area contained therein does not exceed 5% of the gross area of the PUD, nor decreases the amount of ground level open space below 30% of the gross area of the PUD. All previous land areas between the property or lot lines and the building or buildings thereon shall count as open space, except as herein otherwise provided.
- (h) The area contained in public and private streets rights-of-way is not considered as open space and receives no credit toward the open space requirement.
- (i) All open space and all private streets and ways shall conform to its intended use and remain as expressed in the master development plan through the inclusion in all deeds of appropriate covenants.
 - i. The deed restrictions shall run with the land and be for the benefit of present as well as future property owners.
 - ii. All covenants and deed restrictions shall be included in the association documents, which shall specifically provide that the city shall have the power to enforce all the covenants and deed restrictions which affect the health, safety, and welfare of residents.
 - iii. All covenants and deed restrictions shall grant to the city a lien upon all real property benefited by the enforcement, in the event it is necessary for the city to enforce the covenants or restrictions.
- (j) All open space as well as public and recreation facilities shall be specifically included in the development plan schedule, and be constructed and fully improved by the developer at an equivalent or greater rate than the construction of residential structures.
 - i. If the rate of construction of dwelling units is greater than the rate which open space and recreational facilities have been constructed and provided, no permits shall be issued until the proper ratio has been provided.

11. Procedure for Rezoning Land to PUD District Classification.

The applicant shall submit to the City an application for zoning change, on a form provided by the City.

- (a) In order to allow the Planning and Zoning Board and the developer to reach an understanding on basic design requirements prior to detailed design, the developer shall apply for concept approval, and submit along with the applications:
 - i. A copy of the DRI Report and Development Order, if applicable to the PUD.
 - ii. An area map showing the adjacent property owners and existing uses within 200 feet of the parcel.

- iii. A legal description of the metes and bounds of the parcel.
- iv. A sketch plan approximately to scale, though it need not be to the precision of a finished engineering drawing; and it shall clearly show the following:
 - a. The existing topographical features of the site.
 - b. The location of the various uses and their areas in acres.
 - c. The general outlines of the interior roadway system and all existing rights-of-way and easements, whether public or private.
 - d. Delineation of the various residential areas indicating for each such area its general extent, size, and composition in terms of total number of dwelling units and approximate percentage allocation by dwelling unit type.
 - e. A calculation of the residential density in dwelling units per gross acre including interior roadways.
 - f. The interior open space system.
 - g. Principal ties to the community at large with respect to water supply, sewage disposal, and storm drainage.
 - h. General description of the availability of other community facilities, such as schools, fire protection services, and cultural facilities, if any, police, and solid waste disposal and how these facilities are affected by this proposal.
 - i. Evidence of how the developer's proposed land uses meet the existing and projected community requirements. Evidence as to requirements may be in the form of specific studies or reports initiated by the developer or in the form of references to existing studies or reports relevant to the project in question.
 - j. Evidence that the proposal is compatible with the goals of the official master plan, if such plan exists.
 - k. General statement as to how open space is to be owned and maintained.
 - l. All pedestrian walkway systems shall be shown. Sidewalks will be required along private streets, except where there is a pedestrian walkway within the common areas.
 - m. Evidence as to traffic movement on both exterior and interior roadways.
 - n. If the development is to be staged, a general indication of how the staging is to proceed. Whether or not the development is to be stages, the sketch plan shall show the intended total project.

12. Failure to Commence or Continue Project.

- (a) If no construction has begun or no use established in the planned unit development within one year from the time of rezoning, or if construction and development activity shall not thereafter be of a reasonably continuous nature, the site development plan lapses under the provisions of this section.

13. Compliance with Subdivision Regulations.

The City reserves the right to require the landowner to comply with any and all requirements of the subdivision regulations of the city as they now exist or as they may hereafter be amended.

155.452 PLANNED DEVELOPMENT SMALL LOT (PD-SL)

(A) Purpose

This district is intended to promote and facilitate the development and redevelopment of by-passed, underutilized, or abandoned properties. This district provides for the development of these properties in a manner that will contribute to the creation of high quality employment opportunities, provide for diversity of housing stock, and improve the overall economic viability of the area in the City. It is the intent of this district to:

1. Encourage flexibility in the development, redevelopment, investment and reinvestment of by-passed, underutilized and/or abandoned properties;
2. Encourage the use of innovative approaches to development that utilize sustainable development practices, and incorporate environmental performance standards;
3. Encourage a mixture of functionally related uses in close proximity of each other to promote pedestrian activity and reduce vehicle miles traveled;
4. Encourage the construction of new buildings of a compatible architectural scale to its surroundings;
5. Facilitate the development, redevelopment and use of properties in the city in close proximity to mass transit;
6. Discourage "Big Box Retail" and drive-thru facilities within this district unless these developments are specifically designed to meet the purpose and intent of this chapter.

(B) Active Planned Development Small Lot Developments

A list of active PD-SL developments and guidelines shall be maintained in the Planning and Economic Development Department.

(C) Standards

1. Statement of need. The statement of need shall describe the existing conditions of the general area, proposed development and how such proposed development is a benefit to the city, meets the goals and objectives of this chapter, and that the proposed development is compatible with, and not detrimental to, adjacent properties or the surrounding neighborhood(s).
2. Design guidelines. Design guidelines shall be required establishing development standards for the proposed development, including illustrations of proposed architectural, urban design, streetscape, and landscape concepts, thematic design elements such as architectural materials, building colors and landscape plans, and any proposed variation

from the design standards or guidelines contained in this ordinance. The PDSL design guidelines may describe broadly based design or architectural themes and concepts, sufficient to convey an idea and general pattern of development.

- a) Floor area ratio calculations and ground coverage shall be provided to determine scale, density and impact of the project.
- b) The maximum project size shall be 10 acres. The project may contain less than five acres if off-street pedestrian and vehicular access is provide to adjacent uses and the applicant can demonstrate the inter-relationships and benefits of a PDSL District of such size.
- c) Within the PDSL District, pedestrian movement and safety shall be given priority. Internal roadways shall be "pedestrian friendly" including the use of pavers, wide sidewalks, narrow vehicular lanes and parallel parking.
- d) Parking garages, loading docks, and service areas shall be directly accessible from major roadways and appropriately screened to promote a pedestrian scale and safety.
- e) Setbacks within the project shall be determined at the time of project review to encourage an urban pedestrian scale.
- f) Outdoor uses and public places shall be designed to connect various buildings and promote pedestrian activity. Active use of the public spaces is desired to encourage increasing average length of stay within the project area.
- g) Signage shall be at a scale and aesthetic design appropriate to the size and type of project.
- h) Streetscape design shall complement and be consistent with the project's architectural theme as well as the surrounding developed properties.
- i) A maintenance plan for all common areas including but not limited to, parking, sidewalks, public plazas, building facades and programming shall be required as part of the approval of the project.

(D) Additional Criteria

1. Evaluation criteria. The Planning and Zoning Board and the City Commission shall consider at a minimum, the following goals and objectives when evaluating the proposed PD-SL District. The proposed PD-SL guidelines shall:
 - a) Conform to the City's Comprehensive Plan policies and land use map designations.
 - b) Conform to the purpose and intent of the PD-SL District.
 - c) Address the concerns outlined in the statement of need in support of the PD-SL District.
 - d) Provide a land use, or combination of land uses that are arranged and designed in such a manner as to be well integrated with other land uses, the immediate surrounding area, the planned thoroughfare system, and other public facilities such as water and sewer systems, parks, schools, transit routes and utilities.
 - e) Adequately, reasonably and conveniently integrate into existing and planned streets, transit systems, and public services, utilities and public facilities.

- f) Promote development that is appropriate to and well integrated with its environmental setting, including existing vegetation, soils, geology, topography and drainage patterns.
- g) Adequately justify any deviations from standard development requirements based upon the overall quality of the plan provided, the need to address specific concerns outlined in the statement of need, and the need to address other conditions that may affect the viability of reasonably developing the property in a manner consistent with stated objectives of the City's Comprehensive Plan.
- h) Provide innovative design in comparison with development reviewed under other base zoning district regulations.
- i) Be compatible with, and not detrimental to, adjacent properties or the surrounding neighborhood(s).

155.453 MIXED USE DEVELOPMENT (MXD)

(A) Purpose

This district is intended to provide flexible design regulations and uses for each project to encourage innovative development and redevelopment. Mixed Use projects must have a consistent architectural theme, promote a pedestrian friendly environment and reduce traffic generation.

(B) Active Planned Small Lot Developments

A list of active Mixed Use Developments and guidelines shall be maintained in the Planning and Economic Development Department.

(C) Standards

1. A Mixed Use Development is to be designed and organized to encourage a combination of at least two uses that complement each other and assist in reducing traffic generation. No single use shall dominate a mixed use project. Single use buildings, especially "Big Box Retail" are discouraged unless the mixture of buildings is designed to encourage interaction among the proposed uses.
2. Floor area ratio calculations and ground coverage shall be provided to determine scale, density and impact of the project.
3. The minimum project size shall be 25 acres. The project may contain less than 25 acres if off-street pedestrian and vehicular access is provided to adjacent uses and the applicant can demonstrate the inter-relationships and benefits of a Mixed Use Development District of such size.
4. Within the Mixed Use project, pedestrian movement and safety shall be given priority. Internal roadways shall be "pedestrian friendly" including the use of pavers, wide sidewalks, narrow vehicular lanes and parallel parking. Major parking areas shall be located to encourage walking and discourage internal vehicle trips among the various buildings and uses.
5. Parking garages, loading docks, and service areas shall be directly accessible from major roadways and appropriately screened to promote a pedestrian scale and safety.
6. Architectural requirements.
 - (a) A consistent architectural theme including, but not limited to, scale, colors, textures and materials shall be required.
 - (b) Setbacks within the project shall be determined at the time of project review to encourage an urban pedestrian scale.
 - (c) Setbacks to adjacent properties shall be the larger of the existing underlying zoning district or the adjacent district, whichever is larger. The design of the project shall be required to be consistent with adjacent uses and structures.

- (d) Outdoor uses and public places shall be designed to connect various buildings and promote pedestrian activity. Active use of the public spaces is desired to encourage increasing average length of stay within the project area.
 - (e) First floor facades shall be "active" to encourage pedestrian traffic throughout the project area.
 - (f) Signage shall be at a scale and aesthetic design appropriate to the size and type of project.
 - (g) Streetscape design shall compliment and be consistent with the project's architectural theme.
7. A maintenance plan for all common areas including but not limited to, parking, sidewalks, public plazas, building facades and programming shall be required as part of the approval of the project.

155.454 PLANNED COMMERCIAL DEVELOPMENT (PCD)

(A) Purpose

This district is intended to provide flexible design regulations and uses for each project to encourage innovative development and redevelopment without imposing arbitrary requirements. Commercial projects must have a consistent architectural theme and promote a pedestrian friendly environment.

A Planned Commercial Development is to be designed and organized to encourage a combination of multiple commercial uses or tenants that complement each other. No single tenant shall dominate a planned commercial project. "Big Box Retail" buildings are discouraged unless the mixture of buildings is designed to encourage interaction among the proposed uses.

(B) Active Planned Commercial Developments

A list of active PCD developments and guidelines shall be maintained in the Planning and Economic Development Department.

(C) Standards

1. Floor area ratio calculations and ground coverage shall be provided to determine scale, density and impact of the project.
2. The minimum project size shall be ten acres. The project may contain less than ten acres if off-street pedestrian and vehicular access is provided to adjacent uses and the applicant can demonstrate the inter-relationships and benefits of a Planned Commercial Development District of such size.
3. Within the Planned Commercial project, pedestrian movement and safety shall be given priority. Internal roadways shall be "pedestrian friendly" including the use of pavers, wide sidewalks, narrow vehicular lanes and parallel or angled parking. Major parking areas shall be located to encourage walking and discourage internal vehicle trips among the various buildings and uses.
4. Parking, loading docks, and service areas shall be directly accessible from major roadways and appropriately screened to promote a pedestrian scale and safety.
5. Architectural requirements.
 - (a) A consistent architectural theme including, but not limited to, scale, colors, textures and materials shall be required.
 - (b) Setbacks within the project shall be determined at the time of project review to encourage an urban pedestrian scale.
 - (c) Setbacks to adjacent properties shall be the larger of the existing underlying zoning district or the adjacent district, whichever is larger.
 - (d) Outdoor uses and public places shall be designed to connect various buildings and promote pedestrian activity. Active use of the public spaces is desired to encourage increasing average length of stay within the project area.

- (e) First floor facades shall be "active" to encourage pedestrian traffic throughout the project area.
 - (f) Signage shall be at a scale and aesthetic design appropriate to the size and type of project.
 - (g) Streetscape design shall complement and be consistent with the project's architectural theme.
6. A maintenance plan for all common areas including but not limited to, parking, sidewalks, public plazas, building facades and programming shall be required as part of the approval of the project.

155.455 PLANNED INDUSTRIAL DEVELOPMENT (PID)

(A) Purpose

This district is intended to provide flexible design regulations and uses for each project to encourage innovative and industrial development and redevelopment without imposing arbitrary requirements.

A PID is to be designed and organized to encourage a combination of multiple industrial uses, compatible uses or tenants that complement each other.

The uses within this district shall be consistent with, but may be more restrictive than, the industrial land use plan category permitted uses. This zoning district may be applied to land designated industrial on the city's land use plan map.

(B) Active Planned Industrial Developments

A list of active PID developments and guidelines shall be maintained in the Planning and Economic Development Department.

(C) Standards

1. A PID is to be designed and organized to encourage a combination of multiple industrial uses, compatible uses or tenants that complement each other.
2. The uses within this district shall be consistent with, but may be more restrictive than, the industrial land use plan category permitted uses. This zoning district may be applied to land designated industrial on the city's land use plan map.
3. Design guidelines shall be required establishing development standards for the proposed development, including illustrations of proposed architectural, urban design, streetscape, and landscape concepts, thematic design elements such as architectural materials, building colors and landscape plans, and any proposed variation from the design standards or guidelines contained in this section.
 - a) Floor area ratio calculations and ground coverage shall be provided to determine scale, density and impact of the project.
 - b) A description of the allowable uses.
 - c) An accessibility plan showing means of ingress and egress to adjacent thoroughfares.
 - d) Setbacks and buffer yards for the project shall be determined at the time of project review to ensure compatibility with and protection of adjacent uses.

- e) A uniform sign plan for the development shall be included in the design guidelines. Signage shall be at a scale and design appropriate to the size and type of project.
 - f) A consistent architectural theme including, but not limited to, scale, colors, textures and materials shall be required. Streetscape design shall complement and be consistent with the project's architectural theme.
 - g) A plan or design for the screening of outdoor uses.
 - h) A maintenance plan for all common areas including but not limited to, parking, sidewalks, public plazas, building facades and programming shall be required as part of the approval of the project.
4. No building or structure, or part thereof, shall be erected or used, in whole or in part, in any manner that is obnoxious, objectionable, a nuisance or a hazard to adjoining properties, as it relates to sound, vibrations, odors, glare, radioactive materials, smoke and particular matters.

155.456 HOSPITAL DISTRICT (HD)

(A) Purpose

This district is intended to promote and facilitate the development and redevelopment of hospitals within the City. This district provides for the continued growth and development of a hospital use an, associated accessory uses and additions necessitated by advances in medical technology and patient treatment as well as expansion to accommodate the healthcare needs of the region's population. It is the intent of this district to:

1. Encourage the use of innovative approaches to development that utilize sustainable development practices, and incorporate environmental performance standards;
2. Encourage a mixture of functionally related uses in close proximity of each other to promote pedestrian activity and reduce vehicle miles traveled;
3. Encourage the construction of new buildings of a compatible architectural scale to its surroundings;
4. Facilitate the development, redevelopment and use of properties in the city in close proximity to mass transit;
5. Encourage the goals and objectives within the city's Green Plan.
6. Provide for development consistent with the underlying land use.

(B) Active Hospital District Developments

A list of active HD developments and guidelines shall be maintained in the Planning and Economic Development Department.

(C) Uses

1. Permitted uses shall include:
 - a) Hospital
 - b) Medical lab
 - c) Medical office
 - d) Nursing home/hospice
 - e) Assisted living facility
 - f) Such other hospital related uses as may be set forth in the HD guidelines governing use of the subject property.
2. Accessory uses.
 - a) Pharmacy
 - b) Ambulatory/outpatient surgery
 - c) Professional offices
 - d) Restaurant/cafes/cafeteria

- e) Auditorium/assembly hall/conference center
- f) Retail commercial
- g) Plant operations
- h) Helipad/heliport
- i) Parking garage
- j) Rehabilitation/fitness center
- k) Educational
- l) Child care/adult day care
- m) Temporary parking areas and temporary parking structures
- n) Telecommunication tower/antennas
- o) Temporary outdoor storage
- p) Hotel/motel
- q) Uses incidental and customarily associated with hospital uses

(D) Standards

1. Design guidelines shall be required establishing development standards for the proposed development, including illustrations of proposed architectural, design, streetscape and landscape concepts, thematic design elements such as architectural materials, building colors and landscape plans, and any proposed variation from the design standards or guidelines contained in this section. The HD design guidelines may describe broadly based design or architectural themes and concepts, sufficient to convey an idea and general pattern of development.
 - (a) Floor area ratio calculations and ground coverage shall be provided to determine scope, density and impact of the project.
 - (b) The minimum project size shall be five acres.
 - (c) Parking garages, loading docks, and service areas shall be directly accessible from major roadways and appropriately screened to promote a pedestrian scale and safety.
 - (d) Internal roadways shall be "pedestrian friendly" and shall be easily accessible to the disabled and injured; including, but not limited to, the use of pavers, wide sidewalks. Major parking areas shall be located to encourage walking and discourage internal vehicle trips among the various buildings and uses.
 - (e) Traffic circulation shall be designed to avoid through-traffic in residential areas.
 - (f) The use of public transportation shall be promoted; Bus and / or shuttle bus stops on campus shall be provided.
 - (g) Protect and minimize any undesirable effects upon contiguous and nearby residential property.
 - (h) Provide sufficient off-street parking and loading facilities, so that the use of streets in the vicinity for this purpose will not be unavoidable.
 - (i) Provide sufficient setbacks and yard spaces adjacent to public streets and to residentially zoned property, with adequate landscaping in those yard and setback areas, in order to protect the appearance and character of the neighborhood.

- (j) Provide sufficient walls, fences, enclosures, or hedges to prevent or minimize effects of noise, glare, odors, smoke, and soot, upon surrounding residential property.
- (k) Reserved parking shall be considered upon review and approval of the Planning and Zoning Board.

2. Site plan requirements.

- (a) Setbacks within the project shall be determined at the time of project review.
- (b) Inventory of existing facilities and services.
- (c) Projected expansion plans for new construction and / or substantial rehabilitation of existing facilities indicating the type, size and location of each facility.
- (d) A master sign plan shall conform to the requirements set forth in Article 7 of the Land Development Code. Signage shall be at a scale and aesthetic design appropriate to the size and type of project.
- (e) A maintenance plan for all common areas including but not limited to, parking, sidewalks, public areas, building facades, landscaped areas and programming shall be required as part of the approval of the project.
- (f) An aesthetically pleasing architectural theme, including but not limited to scale, colors, textures, materials and the use of landscaping.
- (g) Outdoor uses and public places shall be designed to connect various buildings and promote pedestrian activity.
- (h) Landscape design shall complement and be consistent with the project's architectural theme.

3. Parking structures. Parking structures are also subject to the following additional requirements:

- (a) Parking structure height should be less than the principal structure.
- (b) Parking structure shall be designed to have a decorative appearance consistent with the overall architectural composition of the development, by providing unified design elements with the main buildings through the use of similar materials and color, vertical and horizontal elements, and architectural style. Such architectural composition shall incorporate any number of the following: detail and embellishments; louvers or screening; color and material banding; use of decorative metal grates; cornices; planters; or vines.
- (c) Architectural features shall be incorporated into the facade to mitigate the mass and bulk of the building.
- (d) Decorative architectural elements on the ground floor level shall be designed to accommodate the pedestrian scale.
- (e) Parking levels above the ground floor shall maintain the same vertical and horizontal articulation or rhythm and incremental appearance established on the ground floor.
- (f) Ramps shall be visually screened from streets and oriented towards the interior of the lot where possible within the development. Ramp profiles shall be hidden on the exterior elevations.

- (g) Roof top parking shall be visually screened with articulated parapet walls and/or other architectural treatments or landscaping.
 - (h) Exterior lighting fixtures shall provide cut-off shielding in order to eliminate glare and spillage onto adjacent properties and roadways.
 - (i) The openings of the garage shall be designed in a manner that obscures parked vehicles when possible.
 - (j) Parking structures abutting any residential property shall utilize noise abating materials.
 - (k) Compact parking spaces may be provided at a maximum of 20% of the total required parking spaces. All compact parking spaces shall be clearly marked with the word "compact" either on the wheel stop or curb, or on the pavement at the opening of the space. Compact parking spaces shall be reasonably dispersed throughout the parking area.
4. Temporary surface parking lots, provided that the primary purpose of temporary surface parking lots is to serve employees of the Hospital facilities and accessory uses through miscellaneous plan approval by the Planning and Zoning Board.
5. Evaluation criteria. The Planning and Zoning Board and the City Commission shall consider, at a minimum, the following goals and objectives when evaluating the proposed Hospital District. The proposed HD guidelines shall:
- (a) Conform to the purpose and intent of the Hospital District.
 - (b) Provide a land use, or combination of land uses that are arranged and designed in such a manner as to be well integrated with other land uses, the immediate surrounding area, the planned thoroughfare system, and other public facilities such as water and sewer systems, parks, schools, transit routes and utilities.
 - (c) Adequately, reasonably and conveniently integrate into existing and planned streets, transit systems, and public services, utilities and public facilities.
 - (d) Provide sustainable design elements in comparison with traditional development reviewed under other base zoning district regulations.
 - (e) Be compatible with, and not detrimental to, adjacent properties or the surrounding neighborhood(s).