

EXHIBIT K

ARTICLE 4 LANDSCAPE SERVICES-

CR-2017-007
(Updated 04/11/2019)

1 Part 1. ULDC Art. 4.B.2.C.21, Use Regulations, Use Classification, Commercial Uses,
2 Definitions and Supplementary Use Standards for Specific Uses (page 43 and 44 of 208,
3 Supplement 24), is hereby amended as follows:
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Reason for amendments: [Zoning]
1. As part of the Use Regulations Project, Landscape Service was proposed for modification. At the February 23, 2017 hearing, the proposed changes were modified back to the current adopted language with the direction that Staff needed more time to meet with industry, primarily in the AGR Tier to accommodate this use with farming operation for the nursery industry. PZB and Engineering Staff have met through multiple meetings with industry and Staff's recommendation for the AGR district and other districts is stated below in Parts 2 and 3.
2. Modify the current definition of Landscape Service. Create, modify and relocate typical on-site uses and off-site services relating to Landscape Service consistent with the template for the Use Regulations project adopted under ORD 2017-02.

5 CHAPTER B USE CLASSIFICATION

6 Section 2 Commercial Uses

7 C. Definitions and Supplementary Use Standards for Specific Uses

8 ... 9 21. Landscape Service

10 a. Definition

11 An establishment engaged in the ~~provision of landscape~~ maintenance or installation of
12 ~~landscaping services, such as lawn mowing, tree, shrub or hedge trimming, leaf blowing,~~
13 ~~landscape design, and landscape installation.~~ [Partially relocated to 4.B.2.C.21.c,
14 **Typical Off-site Services]**

15 b. Typical On-site Uses

16 Includes administrative office; customer and employee parking; and storage or parking of
17 landscape vehicles; chemicals, fertilizers, landscape materials and equipment.

18 c. Typical Off-site Services

19 May include, but is not limited to: lawn mowing; trimming of vegetation including trees,
20 shrubs, or hedges; irrigation; fertilizer application; leaf blowing; landscaping design;
21 maintenance or installation. [Partially relocated from 4.B.2.C.21.a]

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23 Part 2. ULDC Art. 4.B.2.C.21, Use Regulations, Use Classification, Commercial Uses, Definitions
24 and Supplementary Use Standards for Specific Uses (page 43 and 44 of 208, Supplement 24), is
25 hereby amended as follows:

Reason for amendments: [Zoning]
1. AR/RSA language remains generally the same with minor modifications to the format and clarification that a in the AR/RSA the use can be primary, or subject to Home Occupation regulations, or the Collocated Use regulations.

26 **da. AR District in RSA**

27 Shall be permitted subject to additional, applicable requirements of a Home Occupation
28 pursuant to Art. 4.B.1.E.10; Collocated Use Art. 4.B.2.C.21.e, or the following:
29 A Landscape Service as a principal use

30 1) Shall be located on a Collector or Arterial street;

31 2) Shall be on a minimum of three acres;

32 3) May be allowed as a principal use subject to a Class A Conditional Use.

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36 Part 3. ULDC Art. 4.B.2.C.21, Use Regulations, Use Classification, Commercial Uses, Definitions
37 and Supplementary Use Standards for Specific Uses (page 43 and 44 of 208, Supplement 24), is
38 hereby amended as follows:

Reason for amendments: [Zoning]
1. Modified language for Landscape Service within the AGR Zoning District, and consolidated with modifications Landscape Service as an Accessory Use in all Zoning Districts, based on the size of the lot. Staff proposes threshold of <=30% of the growing area be allocated for Landscape Service, and subject to an Administrative (DRO) approval process; and if >30% to <=45% subject to a Class A Conditional Use approval by the BCC.
2. Establish thresholds for the approval for Landscape Service that is in conjunction with a Nursery, within the non-residential Zoning Districts (AGR, AP, CN, CC, DG, CRE, IL< IG, PO and Commercial Pod of PIPD) where Nurseries are allowed. There is a minimum size of Nursery and max size of Landscape Service based on the lot size, subject to either Full DRO or a Class A Conditional Use.

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Notes:

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Reason for amendments: [Zoning]
3. Establish thresholds for the approval for Landscape Service that is in conjunction with a Nursery, within the residential or mixed use Zoning Districts (AR/RSA, AR/USA, RE, RT, RM, RS, UC, UI, CH-MUPD, CH-MXPD, NC-TND, TMD within the US, Rural or Exurban Tiers) where Nurseries are allowed. There is a minimum size of Nursery and max size of Landscape Service based on the lot size, subject to Class A Conditional Use.

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e. Collocated Use

Shall be allowed only in conjunction with a Retail or Wholesale Nursery, and all of the uses operate under the same ownership, subject to the following:

1) b-AGR, AP, CN, CC, CG, CRE, IL, IG, PO, and a Commercial Pod of a PIPD Zoning Districts

~~Shall be permitted subject to DRO approval as an accessory use only in conjunction with a retail or wholesale nursery, excluding those that meet the limitations of a home occupation.~~

a) Approval Process- Administrative Full DRO

(1) A minimum of 70 percent of the lot area shall be Retail and/or Wholesale Nursery; and,

(2) The areas designated for Landscape Service (On-site uses) that are less than or equal to 30 percent of the lot.

b) Approval Process- Public Hearing Class A Conditional Use

(1) A minimum of 55 percent of the lot area shall be Retail and/or Wholesale Nursery; and,

(2) The area designated for Landscape Service (On-site uses) that is greater than 30 percent and less than or equal to 45 percent of the portion of the lot area shall be subject to a Class A Conditional Use.

2) AR/RSA, AR/USA, RE, RT, RM, RS, UC, UI, CH-MUPD, CH-MXPD, NC-TND, TMD within the US, Rural or Exurban Tiers:

a) Shall be on a minimum of three acres;

b) Approval Process- Public Hearing Class A Conditional Use

(1) A minimum of 70 percent of the lot area shall be Retail and/or Wholesale Nursery; and,

(2) The area(s) designated for Landscape Service (On-site uses) that are less than or equal to 30 percent of the lot.

Part 4. ULDC Art. 4.B.2.C.21, Use Regulations, Use Classification, Commercial Uses, Definitions and Supplementary Use Standards for Specific Uses (page 43 and 44 of 208, Supplement 24), is hereby amended as follows:

Reason for amendments: [Zoning]
1. Modify the landscape requirement to provide for relief from the Compatibility buffer if the Landscape Service use is adjacent to an existing Bona Fide Agricultural Use. When collocated with a Nursery, in the AGR or AP Zoning Districts, Incapability and Right-of-Way buffers will revert to the requirements under the Nursery approval
2. Modify the requirements for outdoor storage to refer to the requirements of Article 5.B.1.A.3, Outdoor Storage.
3. Delete Accessory Use as it is modified to the requirements of Collocated Use. Accessory Use did not have an approval process, and was subject to the requirements of no more than 30% business receipts of the Nursery. Based on discussion with industry and interested parties, it was determined that the use of business receipts for nurseries with landscape service is impractical.

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fe. Landscape Buffer

~~An ~~Incompatibility-Compatibility~~ Buffer shall not be required if the use is adjacent to a property with an existing farm worker quarters or mobile home accessory to a Bona Fide Agriculture use. [Ord. 2018-2018]~~

1) AGR and AP Zoning District

R-O-W and Incompatibility Buffers shall be required in accordance with the requirements for the Wholesale or Retail Nursery.

gd. Storage

~~Outdoor storage of debris shall be prohibited.~~ shall comply with Article 5.B.1.A.3, Outdoor Storage.

e. Accessory Use

~~May be allowed as an accessory use to a retail or wholesale nursery on a minimum of three acres.~~

hf. Yard Waste Storage

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Landscape service with storage of yard waste shall front on a collector or arterial street, and shall comply with the following requirements:

1) Setbacks

Loading and service areas shall be located a minimum of 50 feet from all property lines and 100 feet from adjacent property with residential use or FLU designation.

2) Standards

- a) Only one yard waste storage area shall be permitted on site;
- b) Shall not exceed 30 by 40 feet;
- c) Yard waste shall be screened on three sides by a wall with a maximum height of 12 feet. The open end of the wall shall not face any property with residential use or FLU designation;
- d) Yard waste piles shall not exceed the height of the wall;
- e) Surface of the storage area shall be paved with concrete and have positive drainage; and,
- f) Yard waste that is not generated by the landscape service shall be prohibited on site.

ig. Home Occupation

A limited Landscape Service, not including yard waste or landscape installation services, may be allowed as a Home Occupation subject to the requirements of Art. 4.B.1.E.10, Home Occupation. **[Ord. 2018-018]**

1) Exception – AR/RSA Zoning District

A limited Landscape Service on a lot three acres or more may be allowed as follows: **[Ord. 2018-018]**

- a) Subject to DRO approval through the ZAR process prior to issuance of a Business Tax Receipt; **[Ord. 2018-018]**
- b) A maximum of three persons living outside of the home may be employed under the DRO approval. **[Ord. 2018-018]**
- c) Outdoor Storage shall be limited to equipment such as lawnmowers, hedgers, weed eaters, and a small trailer. Storage shall not include heavy equipment such as bobcats, loaders, dump trucks, or heavy equipment trailers. **[Ord. 2018-018]**
- d) Storage areas shall be screened from view from any R-O-W or parcel of land with a Residential FLU designation or use through the use of opaque fences, walls or existing or newly planted native vegetation. **[Ord. 2018-018]**
- e) Parking spaces shall be provided for every employee in addition to the spaces required for a Single Family. All vehicle parking or storage areas shall utilize improved surfaces such as asphalt, pavement or shell rock. **[Ord. 2018-018]**

2) Home Occupation having Landscape Service shall be exempt from the incompatibility buffer requirements. [Ord. 2018-018]

Part 5. ULDC Art. 4.B.6.C.13, Use Regulations, Use Classification, Agricultural Uses, Definitions and Supplementary Use Standards for Specific Uses (page 100-101 of 200, Supplement 25), is hereby amended as follows:

Reason for amendments: [Zoning]
1. Relocate language to be consistent with the order of Buffer types described in Article 7.
2. Revise the requirements for a Compatibility Buffer to allow for an exemption when the growing area is adjacent to another Bona fide Agricultural use.
3. Delete and revise the language for Incompatibility and Right of Way buffers to allow for an alternative buffer where there is a growing area adjacent to the perimeter of the lot.

CHAPTER B USE CLASSIFICATION

Section 6 Agricultural Uses

C. Definitions and Supplementary Use Standards for Specific Uses

13. Nursery, Retail

a. Definition

The retail sale of horticultural specialties such as flowers, shrubs, sod, trees, mulch and accessory hardscape materials such as decorative stones intended for ornamental or landscaping purposes.

b. Frontage

Shall front on and access from a Collector or Arterial Street.

c. Lot Size

A minimum of one acre is required in a residential zoning district.

d. Setbacks

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1 All structures and outdoor storage areas shall be setback a minimum of 50 feet from the
2 property line. Shade houses shall be subject to the requirements pursuant to Art. 4.B.
3 6.C.17, Shade House.

4 **e. Loading**

5 All loading and unloading of trucks shall occur on the site.

6 **f. Accessory Uses**

7 An office is permitted as an accessory use, provided it is not a Mobile Home.

8 **g. Landscaping**

9 A buffer, pursuant to Article 7, shall be provided along all property lines ~~that are not~~
10 ~~screened by plant material except when the Growing Area is located adjacent to the~~
11 ~~property line of the site, as follows:-~~

12 **1) R-O-W and Incompatibility Buffer**

13 ~~A Type 3 incompatibility buffer shall be required adjacent to all retail, office, parking,~~
14 ~~loading and other non-growing areas within 50 feet of a property line. The buffer~~
15 ~~requirements may be satisfied by plant material for sale provided that the plant material~~
16 ~~is grown in the ground, ten feet on center, six feet high, and the growing area is at least~~
17 ~~20 feet wide. The width of the buffer may be reduced to ten feet if the buffer contains~~
18 ~~permanent landscaping only and not for sale plant inventory. May be modified when~~
19 ~~the Growing Area is 50 feet or more in width, subject to the provision of Art.~~
20 ~~4.B.6.13.g.3. Alternative Buffer.~~

21 **2) Compatibility Buffer**

22 ~~A compatibility buffer shall be provided around all growing areas less than 50 feet in~~
23 ~~width. The buffer requirements may be satisfied by plant material for sale provided that~~
24 ~~the plant material is grown in the ground, ten feet on center, six feet high and the~~
25 ~~growing area is a minimum of five feet wide. Is exempt where the growing area is~~
26 ~~adjacent to a parcel of land that has an existing Bona Fide Agriculture use.~~

27 **3) R-O-W Buffer Alternative Buffer**

28 ~~A R-O-W buffer shall be required adjacent to all office, parking, loading, internal roads~~
29 ~~and other non-growing areas within 50 feet of a R-O-W. A R-O-W buffer shall be~~
30 ~~required adjacent to all growing areas unless the growing area is at least 50 feet in~~
31 ~~width, and contains plant materials providing a six-foot high visual buffer equivalent in~~
32 ~~opacity to a R-O-W buffer. Existing native vegetation within the R-O-W buffer shall be~~
33 ~~preserved.~~

34 ~~a) A six-foot high Landscape Barrier shall be installed within a buffer with a minimum~~
35 ~~width of ten feet;~~

36 ~~b) The Landscape Barrier shall be satisfied by plant material for sale provided that~~
37 ~~the plant material is grown in the ground, and spaced at least five feet on center.~~
38 ~~Plants in container may be used in lieu of the in-ground planting. Any removed~~
39 ~~container plants shall be replaced, and shall be maintained to ensure there is a~~
40 ~~continuous visual screen being provided at all times.~~

41 **4) Barbed Wire**

42 The use of barbed wire shall be prohibited.

43 **h. Storage**

44 Mulch, rock, soil, or similar material shall comply with the outdoor storage standards in Art.
45 5.B, Accessory Uses and Structures. In residential zoning districts, outdoor bulk storage
46 shall be setback a minimum of fifty feet or the zoning district setback, whichever is greater.

47 **i. Site Plan**

48 Relocation of structures on a ZC or BCC approved site plan due to SFWMD or ERM
49 requirements may exceed DRO threshold limitations.

50 **j. Hours of Operation**

51 Operation of commercial vehicles over one ton rated capacity or gross vehicle weight of
52 10,000 pounds, including load, from 5:00 p.m. to 8:00 a.m. is prohibited.

53 **k. Compatibility**

54 The use shall assure that there is no incompatibility with surrounding land uses. When an
55 incompatibility exists, the property owner shall satisfactorily mitigate the incompatibility
56 prior to receiving Conditional Use or DRO approval.

57 **l. Spraying**

58 No aerial application of any pesticides, fungicides, fertilizers or any other chemical shall
59 be allowed.

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62 **Part 6. ULDC Art. 4.B.6.C.14, Use Regulations, Use Classification, Agricultural Uses, Definitions**
63 **and Supplementary Use Standards for Specific Uses (page 101-102 of 200, Supplement 25), is**
64 **hereby amended as follows:**

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Reason for amendments: [Zoning]
1. Relocate language to be consistent with the order of Buffer types described in Article 7.
2. Revise the requirements for a Compatibility Buffer to allow for an exemption when the growing area is adjacent to another Bona fide Agricultural use.
3. Delete and revise the language for Incompatibility and Right of Way buffers to allow for an alternative buffer where there is a growing area adjacent to the perimeter of the lot.

1 **CHAPTER B USE CLASSIFICATION**

2 **Section 6 Agricultural Uses**

3 **C. Definitions and Supplementary Use Standards for Specific Uses**

4 **14. Nursery, Wholesale**

5 **a. Definition**

6 The wholesale of horticultural specialties such as flowers, shrubs, sod, and trees, mulch
7 and accessory hardscape materials such as decorative stones intended for ornamental or
8 landscaping purposes.

9 **b. Approval Process**

Table 4.B.6.C – Residential Districts in the USA

ZAR (1)	Five acres or less.
DRO	More than five but less than 20 acres.
Class B Conditional Use	20 or more acres.
[Ord. 2018-002]	
Notes:	
1.	If no approved Final Site or Subdivision Plan, the application shall be subject to the Full DRO process.

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Table 4.B.6.C. – AR District in RSA

Permitted	Ten acres or less.
ZAR (1)	More than ten but less than 40 acres.
DRO	40 or more acres.
[Ord. 2018-002]	
Notes:	
1.	If no approved Final Site or Subdivision Plan, the application shall be subject to the Full DRO process.

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12 **1) All Other Districts**

13 Permitted.

14 **c. Tier**

15 In addition to the above standards, a Wholesale Nursery in the U/S Tier shall comply with
16 the following standards:

17 **1) Lot Size**

18 A minimum of one acre.

19 **2) Setbacks**

20 All structures and outdoor storage areas shall be setback a minimum of 50 feet from
21 the property line. Shade houses shall be subject to the requirements pursuant to Art.
22 4.B.6.C.17, Shade House.

23 **3) Compatibility**

24 The use shall assure that there is no incompatibility with surrounding land uses. When
25 an incompatibility exists, the property owner shall satisfactorily mitigate the
26 incompatibility prior to receiving a DO. [Ord. 2018-002]

27 **4) Spraying**

28 No aerial application of any pesticides, fungicides, fertilizers or any other chemical shall
29 be allowed.

30 **d. Zoning District – AR**

31 May be operated in conjunction with a residence.

32 **e. Accessory Use**

33 1) A retail nursery may be permitted as an accessory use to a wholesale nursery in the
34 AGR Tier.

35 2) An office is permitted as an accessory use, provided it is not a mobile home.

36 **f. Parking and Loading**

37 All parking and loading shall occur on site.

38 **g. Landscaping**

39 A buffer, pursuant to Article 7, shall be provided along all property lines ~~that are not~~
40 ~~screened by plant material~~ except when the growing area is located adjacent to the
41 property line of the site, as follows:-

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1) **R-O-W and Incompatibility Buffer**

~~A Type 3 incompatibility buffer shall be required adjacent to all office, parking, loading, internal roads and other non-growing areas within 50 feet of a property line. The buffer requirements may be satisfied by plant material for sale provided that the plant material is grown in the ground, ten feet on center, six feet high, and the growing area is at least 20 feet wide. The width of the buffer may be reduced to ten feet if the buffer contains permanent landscaping only and not for sale plant inventory. May be modified when the Growing Area is 50 feet or more in width, subject to the provision of Art. 4.B.6.14.g.3. Alternative Buffer.~~

2) **Compatibility Buffer**

~~A compatibility buffer shall be provided around all growing areas less than 50 feet in width. The buffer requirements may be satisfied by plant material for sale provided that the plant material is grown in the ground, ten feet on center, six feet high and the growing area is a minimum of five feet wide. Is exempt where the growing area is adjacent to a parcel of land that has an existing Bona Fide Agriculture use.~~

3) **R-O-W Buffer Alternative Buffer**

~~A R-O-W buffer shall be required adjacent to all office, parking, loading, internal roads, and other non-growing areas within 50 feet of a R-O-W. A R-O-W buffer shall be required adjacent to all growing areas unless the growing area is at least 50 feet in width and contains plant materials providing a six-foot high visual buffer equivalent in opacity to a R-O-W buffer. Existing native vegetation within the R-O-W buffer shall be preserved.~~

~~a) A six-foot high Landscape Barrier shall be installed within a buffer with a minimum width of ten feet;~~

~~b) The Landscape Barrier shall be satisfied by plant material for sale provided that the plant material is grown in the ground, and spaced at least five feet on center. Plants in container may be used in lieu of the in-ground planting. Any removed container plants shall be replaced, and shall be maintained to ensure there is a continuous visual screen being provided at all times.~~

4) **Barbed Wire**

The use of barbed wire shall be prohibited.

h. **Storage**

Outdoor bulk storage of mulch, rock, soil or similar material shall comply with the outdoor storage standards contained in Art. 5.B, Accessory Uses and Structures. Outdoor bulk storage in residential zoning districts shall be setback a minimum of 50 feet or the district setback, whichever is greater.

i. **Hours of Operation**

Operation of commercial vehicles over one ton rated capacity or gross vehicle weight of 10,000 pounds, including load, from 7:00 p.m. to 6:00 a.m. is prohibited.

j. **Limitations of Sales**

Sales from a wholesale nursery are limited to exporters, distributors, landscape contractors, retailers, or other businesses.

k. **Site Plan**

Relocation of structures on a ZC or BCC approved site plan due to SFWMD or ERM requirements may exceed the DRO limitations contained in Art. 2.G.4.G, Development Review Officer (DRO).

Part 7. **ULDC Art. 5.B.1.A, Supplementary Standards, Accessory Uses and Structures, Supplementary Regulations, Accessory Uses and Structures (page 18-20, of 110, Supplement 24), is hereby amended as follows:**

Reason for amendments: [Zoning]
1. Modify the language to include vehicles and trailers used in the operation of a business is part of outdoor storage for a business, and edit the graphic.
2. Add reference to Article 6 for the type of surface business related vehicles are to be parked on.

CHAPTER B ACCESSORY USES AND STRUCTURES

Section 1 Supplementary Regulations

A. Accessory Uses and Structures

...
3. Outdoor Storage and Activities

Outdoor storage of merchandise, inventory, vehicles and trailers used in operation of a business, equipment, refuse, or similar materials, and outdoor activities associated with a use

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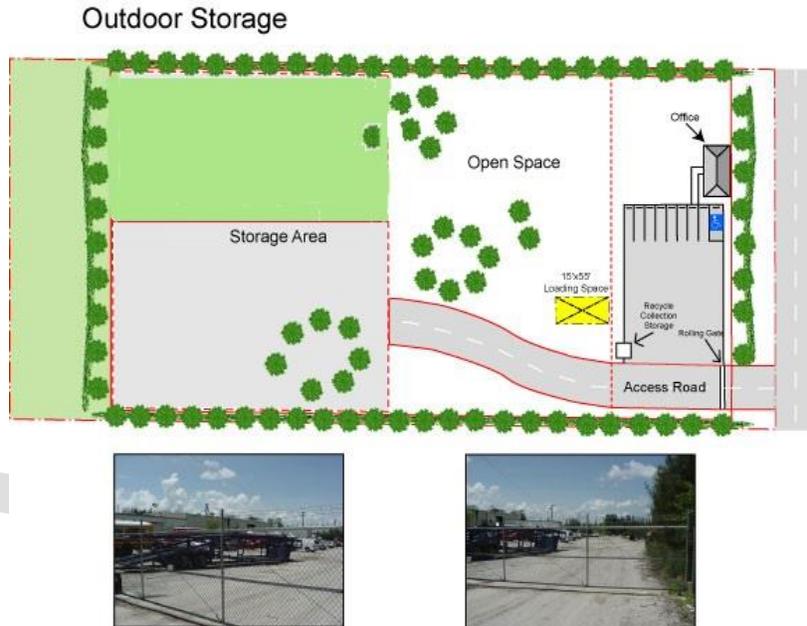
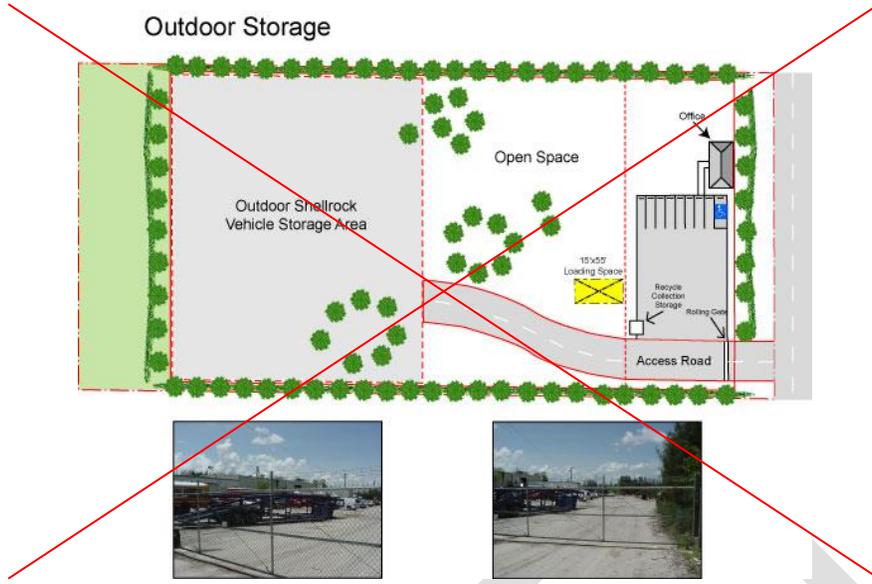
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operation in all zoning districts shall be subject to the following standards, unless stated otherwise: [Ord. 2017-007]

Figure 5.B.1.A - Outdoor Storage



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- a. **General**
Outdoor Storage and Activities may only be allowed when incidental to the use located on the premises. [Ord. 2017-007]
- b. **Location**
Outdoor Storage and Activity areas shall not be located in any of the required setbacks. Bollards or other acceptable barricade to the Zoning Division shall be provided to delineate pile locations. [Ord. 2017-007]
- c. **Height**
Outdoor Storage material shall not exceed 15 feet in height or the height of the screening, whichever is less. The height could be less if required by the F.A.C 62-709, as amended. [Ord. 2017-007]
- d. **Screening**
Outdoor Storage and Activity areas shall be completely screened from all property lines by landscaping, fences, walls, or buildings. [Ord. 2017-007]
- e. **Industrial FLU Designation, Zoning Districts or Uses**
 - 1) Outdoor Storage and Activity areas adjacent to parcels of land with Industrial FLU designation or use and not visible from any street shall be exempted from the screening requirements. [Ord. 2017-007]

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- 1 2) Outdoor Activity areas in industrial uses shall have a Type 3 incompatibility buffer along
2 property lines adjacent to parcels with a Civic, Conservation, Commercial,
3 Recreational or residential FLU designation, or use, or where visible from a public R-
4 O-W. The incompatibility buffer shall be a minimum of 25 feet in width. **[Ord. 2017-
5 007]**
- 6 3) Outdoor Activities such as chipping, crushing, grinding, manufacturing or processing
7 shall be restricted to uses in the IG Zoning District and Industrial General pod of PIPD
8 unless approved as a Class A Conditional Use. **[Ord. 2017-007]**

9 **f. Exceptions**

10 The following uses or material are exempt from this Section:

- 11 1) Storage and sales of landscape plant material.
12 2) Temporary storage of material used for road construction on a lot directly adjacent to
13 the roadway under construction. **[Ord. 2017-007]**

14 **g. Parking/Storage**

15 The parking and storage of vehicles and trailers, used in operation of a business, shall be
16 on an improved surface as described in Article 6.A.1.D.14.B,3) Paving and Drainage or 4),
17 Maintenance.

20 **Part 8. ULDC Art. 6.A.1 Parking, Parking, General, Applicability, Table 6.A.1.B – Minimum Off-Street**
21 **Parking and Loading Requirements (page 5 of 40, Supplement 25), is hereby amended as follows:**

Reason for amendments: [Zoning]
1. Modification of the parking to ensure parking is provided for office consistent with changes in ORD 2019-05, and to ensure parking is provided for employees. Modifying the calculation of use parking as the currently requirement does not cover the amount used by employees. There is no standards for parking calculations for this use in the ITE standards book. Utilizing the size of the outdoor storage area to have a calucations for employee parking. Calculation based on per 1000 sq.ft. Larger the area more business related vehicles can be parked. Business vehicles can have 3-6 employees. Industry states that employees come to the site 3:1 or 4:1 ratio, employees in 1 employee car.
2. Deleting and relocating language relating to nursery parking lot materials exceptions to Article 6.A.B.1.14.

22 **CHAPTER A PARKING**

23 **Section 1 General**

24 **B. Applicability**

Table 6.A.1.B – Minimum Off-Street Parking and Loading Requirements - Cont'd

	Parking	Loading (1)
Use Classification: Commercial		
....		
Landscape Service	<u>1 space per 250 sq. ft. of office; 1 space per 500 sq. ft.; plus 1 space per 1,000 2,500 sq. ft. of outdoor storage area for employee parking</u>	A
[Ord. 2009-040] [Ord. 2011-016] [Ord. 2012-027] [Ord. 2013-021] [Ord. 2017-007] [Ord. 2017-025] [Ord. 2019-005]		
Loading Key:		
Standard "A"	One space for the first 5,000 square feet of GFA, plus one for each additional 30,000 square feet of GFA.	
Standard "B"	One space for the first 10,000 square feet of GFA, plus one for each additional 15,000 square feet of GFA.	
Standard "C"	One space for the first 10,000 square feet of GFA, plus one for each additional 100,000 square feet of GFA.	
Standard "D"	One space for each 50 beds for all facilities containing 20 or more beds.	
Standard "E"	One space for the first 10,000 square feet of GFA, plus one for each additional 20,000 square feet of GFA The space shall be a minimum of 12 feet in width and 18.5 feet in length for uses that require limited loading.	

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28 **3. Use of Required Off-Street Parking**

29 Off-street parking spaces shall be provided for the use of residents, customers, patrons and
30 employees. Required parking spaces shall not be used for the storage, sale or display of goods
31 or materials or for the sale, repair, or servicing of vehicles. All vehicles parked within off-street
32 parking areas shall be registered and capable of moving under their own power. Required off-
33 street parking spaces shall be free from building encroachments.

34
35 **Table 6.A.1.B – Minimum Off-Street Parking and Loading Requirements**

	Parking	Loading (1)
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EXHIBIT K

ARTICLE 4 LANDSCAPE SERVICES-

**CR-2017-007
(Updated 04/11/2019)**

....	
[Ord. 2009-040] [Ord. 2011-016] [Ord. 2012-027] [Ord. 2013-021] [Ord. 2017-007] [Ord. 2017-025] [Ord. 2019-005]	
Loading Standard Key:	
Standard "A"	One space for the first 5,000 square feet of GFA, plus one space for each additional 30,000 square feet of GFA.
Standard "B"	One space for the first 10,000 square feet of GFA, plus one space for each additional 15,000 square feet of GFA.
Standard "C"	One space for the first 10,000 square feet of GFA, plus one space for each additional 100,000 square feet of GFA.
Standard "D"	One space for each 50 beds for all facilities containing 20 or more beds.
Standard "E"	One space for the first 10,000 square feet of GFA, plus one for each additional 20,000 square feet of GFA The space shall be a minimum of 12 feet in width and 18.5 feet in length for uses that require limited loading.
(1)	A Special Event shall provide on-site parking unless off-site parking is approved.
Notes:	
1.	In addition to the parking requirements of Table 6.B.1.B, Minimum Off-Street Parking and Loading Requirements, uses with company vehicles shall provide 1 space per company vehicle.
2.	Government services may request alternative calculation methods for off-street parking pursuant to Art. 6.A.1.D.1.h, Government Services and Government Facilities. [Ord. 2019-005]
3.	Nurseries requiring fewer than 20 parking spaces may construct surface parking lots with shellrock or other similar materials subject to, or grassed subject to Art. 6.A.1.D.12, Grass Parking, except for the required handicapped parking space(s).
4.	Nurseries requiring 20 or more parking spaces may construct surface parking lots with 50 percent of the required spaces as shellrock or other similar materials subject to Art. 6.A.1.D.14.b.4.a, Shellrock, or grassed subject to Art. 6.A.1.D.12, Grass Parking. [Ord. 2007-010] [Relocated to 6.A.1.D.14, Design and Construction]
5.	Nonprofit Assembly Institutional uses in the Redevelopment and Revitalization Overlay may calculate parking at a rate of one space per employee.
6.	Limited access Self Service Storage facilities must provide a minimum of two off-street loading spaces at each entry into the building, excluding office access not utilized by customers for accessing storage units. [Ord. 2005-041] [Ord. 2017-007]
7.	Golf cart parking may be used pursuant to Art. 6.A.1.D.7, Golf Cart Parking [Ord. 2007-001] [Ord. 2013-001]
8.	The loading zone may be waived for a Type 2 or 3 Commercial Kennel operated as an accessory use to general retail sales. [Ord. 2006-036]
9.	Each walk-up Freestanding ATM shall require a minimum of one (1) parking space for persons with disabilities. [Ord. 2013-021]
10.	Parking may not be required for a Community Vegetable Garden subject to submittal of parking demand study and approval of a Type 1 Waiver. [Ord. 2015-031]
11.	Freestanding Unmanned Retail Structures shall require a minimum of one (1) parking space for persons with disabilities.
12.	A Type 3 CLF with more than 20 beds or a Nursing Home or Convalescent Facility with more than 20 beds shall provide at least one loading space per building unless approved as a Type 1 Waiver. [Ord. 2017-025]

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Part 9. ULDC Art. 6.A.1.D.14.b.3), Supplementary Standards, Accessory Uses and Structures, Supplementary Regulations, Accessory Uses and Structures (page 18-20, of 110, Supplement 24), is hereby amended as follows:

Reason for amendments: [Zoning]
1. Modifying the authority from County Engineer to the DRO, on the approval of shellrock parking spaces, because Land Development does not review the materials for parking lots.
2. Add allowance for Landscape Service collocated with a nursery to use shell rock for required parking.
3. Add relocated language from Table 6.A.1.B – Minimum Off-Street Parking and Loading Requirements, which allows parking for nurseries to be shell rock as a footnote, to the location that describes uses that can have shellrock parking.
4. Add an allowance for shellrock for outdoor storage of vehicles for the operation of the business.

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CHAPTER A PARKING

Section 1 General

B. Applicability

14. Design and Construction Standards

b. Construction

...

3) Paving and Drainage

a) Review and Approval by County Engineer

The drainage design for all parking areas shall be reviewed and approved by the County Engineer pursuant to Art. 11, Subdivision, Platting, and Required Improvements, prior to the issue of a development permit.

b) Materials

Unless otherwise provided in this Article, all parking lots shall be improved with either: (a) a minimum of a six inch shellrock or limerock base with a one inch hotplant mix asphaltic concrete surface; or (b) a base and surface material of equivalent durability, as certified by an engineer.

c) Impervious Surface

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EXHIBIT K

ARTICLE 4 LANDSCAPE SERVICES-

CR-2017-007
(Updated 04/11/2019)

- 1 All surface parking areas, grassed or otherwise, shall be considered an impervious
2 paved surface for the purpose of determining tertiary drainage system flow
3 capacity and secondary stormwater management system runoff treatment/control
4 requirements.
- 5 **d) Runoff**
6 Runoff from vehicular use areas shall be controlled and treated in accordance with
7 all applicable agency standards in effect at the time an application is submitted.
- 8 **4) Maintenance**
9 All parking lots shall be maintained in good condition to prevent any hazards, such as
10 cracked asphalt or potholes.
- 11 **a) Shell Rock**
12 The uses listed below may construct surface parking lots with shellrock or similar
13 material approved by the ~~County Engineer~~ **DRO**, *except for the required*
14 *handicapped parking space(s)*. Parking areas connected to a public street, shall
15 be paved.
- 16 (1) Agricultural uses requiring less than 20 spaces.
17 (2) Communication towers.
18 (3) Accessory uses to a bona fide agricultural use, such as farm workers quarters.
19 (4) Wholesale Nursery, Retail Nursery, Nurseries or Landscape Service
20 Collocated with a Nursery requiring less than 20 parking spaces, and the
21 Outdoor storage area of vehicles for the operation of the business.
22 *(a) Wholesale Nursery, Retail Nursery, or Landscape Service Collocatedd*
23 *with a Nursery requiring 20 or more parking spaces may construct surface*
24 *parking lots with 50 percent of the required spaces as shellrock or other*
25 *similar materials subject to Art. 6.A.1.D.14.b.4.a, Shellrock, or grassed*
26 *subject to Art. 6.A.1.D.12, Grass Parking. [Ord. 2007-010]. [Relocated*
27 **from Art. 6.A.1. Table 6.A.1.B – Minimum Off-Street Parking and**
28 **Loading Requirements]**
- 29 (5) Driveways in the RSA serving residential uses on unpaved roads.
30 (6) Uses in the C-51 Catch Basin when approved by the DRO.
- 31 **b) Wheelstops and Curbing**
32 Wheel stops or continuous curbing shall be placed two and one half feet back from
33 walls, poles, structures, pedestrian walkways and landscaped areas.
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