

EXHIBIT A-1

UNIFIED LAND DEVELOPMENT CODE (ULDC) SUMMARY OF ARTICLES REFERENCING: PERVIOUS/IMPERVIOUS

Article 1

1.1.2.P.10

10. **Park, Open Space, Usable** - for the purposes of Art. 5, an area such as a park, square, plaza, or courtyard, accessible to the public and used for passive or active recreation or gatherings. Credit shall not be given for any indoor spaces, road R-O-Ws, building setback areas, lakes and other water bodies, drainage or retention areas, **impervious** surface courts (tennis, basketball, handball, etc.), swimming pools, sidewalks, parking lots, and other **impervious** surfaces or any **pervious** green area not intended for passive or active recreation or gatherings.

39. **Pervious Surface** - ground cover through which water can penetrate at a rate comparable to that of water through undisturbed soils.

1.1.2.U

17. **Usable Open Space** - an area such as a park, square, plaza or courtyard, accessible to the public and used for passive or active recreation or gatherings. Credit shall not be given for any indoor spaces, road R-O-Ws, building setback areas, lakes and other water bodies, drainage or retention areas, **impervious** surface courts (tennis, basketball, handball, etc.), swimming pools, sidewalks, parking lots, and other impervious surfaces or any **pervious** green area not intended for passive or active recreation or gatherings.

18. **Usable Open Space for WHP** - a common area such as a park, square, plaza or courtyard, accessible to the public and used for passive or active recreation or gatherings. Credit shall not be given for any indoor spaces, road R-O-W's, building setback areas, lakes or other water bodies, drainage or retention areas, parking lots, and other **impervious** surfaces or any **pervious** green area not intended for passive or active recreation. **[Ord. 2006-055]**

Article 3

3.B.8.D.1.b

CHAPTER B OVERLAYS

Section 8 NEO, Native Ecosystem Overlay

D. Property Development Regulations (PDRs)

The development of lands within the NEO shall be subject to the PDRs of the underlying district, except that the following PDRs may be modified by the Zoning Director upon a written request up to the maximum allowed deviations below.

1. Off-Street Parking

b. Alternative Plan

An alternative plan of development is prepared for the property that provides the maximum number of off-street parking spaces that are feasible, with a total **impervious** surface area design that does not exceed 50 percent of the lot coverage requirement, while ensuring the proposed development is not disruptive to ESL, lands set aside pursuant to the 25 percent set aside requirement, or The alternative plan of development shall be consistent with the purpose and intent of the NEO district water resource protection areas.

3.B.8.D.3.b.1

3. Setbacks and Off-street Loading

Setbacks and off-street loading requirements may be modified providing the following standards are met:

b. Alternative Plan

1) Off-Street Loading

An alternative plan of development is prepared for the property with a total **impervious** surface area not exceeding 65 percent of the maximum building coverage requirements, while ensuring that the proposed development is not disruptive to ESL, the 25 percent set aside requirement, or water resource protection areas; and

3.B.8.D.4

4. Height

Height restrictions may be modified to implement the permitted FAR or building coverage if the building coverage does not exceed 60 percent of that otherwise allowed by the underlying district, and the total **impervious** surface area does not exceed 65 percent of the maximum building coverage requirement.

3.B.15.g

Table 3.B.15.G – WCRAO Supplementary Standards by Sub-Area

Sub-areas	NR	NRM	NG	NC	UG	UH	UI
Minimum Enclosed Living Area							
Single Family Dwelling Unit	1,000 s.f.	1,000 s.f.	-	-	-	-	-
Accessory Dwelling	300 s.f.	300 s.f.	300 s.f.	-	-	-	-
Fences and Walls:							
Prohibited Materials	Chain link, wire mesh, barbed wire, wood basket weave, or corrugated metal panels						
Architectural Features:							
Arcades and Galleries ¹	-	-	-	Required - Westgate Avenue	-	-	-
Minimum Building Depth	-	20'	20'	20'	30'	-	30'
Minimum 1 st Floor Height	-	-	-	12'	-	-	-
Minimum Number of Floors	-	-	-	2 ²	-	-	-
Windows and Doors:							
Minimum Glazing of Frontage ³	-	-	-	-	-	-	-
Porches, Balconies and Entryways							
Front Setback Maximum Encroachment	8'	6'	6'	-	-	-	-
Min/Max Porch Depth ⁴	6'/10'						
Min/Max Porch Length ⁴	8'/50% of building facade						
Min/Max Balcony Depth	3'/3'						
Min/Max Balcony Length	6'/50% total of building facade						
Parking:							
Location of Surface Parking	-	Rear	Rear	Rear	-	-	-
Driveways ⁵	-	Rear	Rear	Rear	-	-	-
Location of Accessory Dwellings and Garages:							
Detached	Location	Back of rear facade of primary structures.			-	-	-
	Setbacks	5' side or rear ⁶			-	-	-
Attached	Location	Setback a min. of 20' from front facade			-	-	-
Landscaping:							
See Article 7, Landscaping for provisions allowing for reduction in Perimeter and foundation planting requirements.							
Min. Pervious Surface Area	-	20%	20%	20%	-	-	-
Key							
-	Subject to the supplementary standards of the lot's zoning district						
[Ord. 2006-004]							
NOTES:							
1.	See Art. 3.B.15.G.3.d, Arcades and Galleries, Figure 3.B.15.G-4, WCRAO Arcade and Gallery Standards. [Ord. 2006-004]						
2.	Required second floor shall meet minimum frontage and depth requirements. [Ord. 2006-004]						
3.	See Art. 3.B.15.G.3.c, Fenestration Details – Windows and Doors. [Ord. 2006-004]						
4.	Excludes stoops. [Ord. 2006-004]						
5.	Access from the front or side may be permitted for lots with no rear street frontage. [Ord. 2006-004]						
6.	Minimum 20 foot setback shall be required for garages fronting on a street or alley. [Ord. 2006-004]						

3.E.2.A.1.g

Section 2 Planned Unit Development (PUD)

A. General

1. Purpose and Intent

The purpose of a PUD district is to offer a residential development alternative, which provides a living environment consisting of a range of living opportunities, recreation and civic uses and a limited amount of commercial uses. Residential PUDs shall correspond to a range of land uses in the Plan.

The intent of a PUD is to promote imaginative design approaches to the residential living environments. These approaches include but are not limited to:

- g. the reduction of land consumption by roads and other **impervious** surface areas; and

Table 3.E.2.C

Table 3.E.2.C - PUD Land Use Mix

	Res.	Civic	Comm.	Rec.	OS ¹	Preserve Area	Dev. Area
MIN	60%	2%	-	.006 sf/unit	40%	80/20 AGR – 80%	-
						60//40 AGR – 60%	
MAX	-	65%	1%	-	-	-	80/20 AGR –25% ²
							60/40 AGR – 40%
Notes:							
1. Calculation of open space may include recreation pods, civic pod and open space areas within residential [Ord. 2006-004]							
2. See 80/20 option exception.							

3.E.2.G.5.B

CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDs)

Section 2 Planned Unit Development (PUD)

G. RR PUD

5. Landscape Buffer

A landscape buffer shall only be required around the development area, adjacent to the perimeter of the project. The buffer shall be a minimum of 150 feet in width and consist of 100 percent native vegetation. Landscape buffers providing continuity between open space areas to be preserved may be counted toward meeting the minimum open space requirement.

b. Trails

A continuous equestrian trail, fitness trail, bike path, walking path, or similar trail system shall be incorporated into the internal street R-O-W sections, around lakes, and/or within the buffers in the development area. Trails and paths in open space areas shall only be paved with **pervious** materials.

3.F.2.A.3

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

Section 2 General Standards

A. Applicability

3. Minimum Pervious Surface

a. U/S and AGR Tiers

20 percent of the gross development area. [Ord. 2005-002] [Ord. 2005-041]

b. Exurban and Rural Tiers

30 percent of the project site. [Ord. 2005-002][Ord. 2005 – 041]

3.F.3.E.4.a.3

Section 3 Traditional Neighborhood Development (TND)

E. Land Use Zones

4. Neighborhood Square

- a. Each neighborhood within a TND shall include a centrally located neighborhood square or "commons." The square and abutting neighborhood commercial and civic uses should serve as a focal point for the surrounding residential neighborhoods.

3) Minimum Pervious Area

The minimum required area of a neighborhood park that must be pervious surface is:

- a) U/S Tier
25 percent.
- b) Exurban and Rural Tiers
50 percent.

3.F.3.E.4.b.3

b. Neighborhood Parks

3) Minimum Pervious Area

The minimum required area of a neighborhood park that must be pervious surface is:

- a) U/S Tier
50 percent.
- b) Exurban and Rural Tiers
66 percent.

3.F.4.D.8.2.c

Section 4 Traditional Marketplace Development (TMD)

D. Development Standards for all TMDs

8. Plazas

c. Required Landscaping and Pedestrian Amenities [Ord. 2005-041]

- 2) A minimum of 40 percent of the overall plaza areas shall be pervious. [Ord. 2005-002] [Ord. 2005-041]

Article 4

4.B.1.A.121.b.9

CHAPTER B SUPPLEMENTARY USE STANDARDS

This Section contains supplementary standards for specific uses. In the case of a conflict with other regulations in this Code, the more restrictive requirement shall apply, unless otherwise stated.

Section 1 Uses

A. Definitions and Supplementary Standards for Specific Uses

121.Shade House

A temporary screen enclosure used to protect plants from insects, heat and exposure to the sun.

b. Commercial Greenhouse

Commercial greenhouses having roofs and walls made of rolled plastic or other similar materials, used for the indoor cultivation of plants, including hydroponic farming using water containing dissolved inorganic nutrients, may be permitted in the AGR districts, subject to the following: [Ord. 2006-004]

9) Pervious Surface Area

An exception to the requirements of Table 7.C.2-1, Minimum Tier Requirements may be made for Commercial Greenhouses to allow for an increase in impervious surface area up to 80 percent, provided all applicable agencies responsible for reviewing for adequate drainage, review and approve the application for compliance prior to DRO certification or issuance of a building permit. [Ord. 2006-004]

Article 5

5.D.2.G.1.b

CHAPTER D PARKS & RECREATION – RULES AND RECREATION STANDARDS

Section 2 Types of Parks

G. County Park Landscape Standards

This section recognizes that public parks require flexibility in landscape design to address unique natural and manmade resources that serve the public. County park landscape standards are applicable in all development Tiers and promote open views and vistas into natural landscapes, lakes, greenways, blueways, and open spaces for appreciation and benefit of the public. Deviations for PBC owned and operated public parks from the landscaping requirements of [Art. 7, Landscaping](#), are as follows: [Ord. 2006-004] [Ord. 2008-003]

1. General Standards

b. Minimum Shrub Quantities

A minimum of one shrub is required per 1,250 sq. ft. of **impervious** area, excluding lakes and wetlands. [Ord. 2006-004] [Ord. 2008-003]

5.G.1.D.4.e

CHAPTER G DENSITY BONUS PROGRAMS

The WHP or the TDR Program are the required methods for increasing density above the maximum density permitted by a property's FLUA designation within unincorporated PBC, unless an applicant can both justify and demonstrate a need for a Site Specific FLUA Amendment and demonstrate that the current FLUA designation is inappropriate, as outlined in [Art. 2.C, FLU Amendments](#)

Section 1 Workforce Housing Program (WHP)

D. WHP Incentives

All projects with 10 or more residential units shall be eligible for WHP Incentives. [Ord. 2006-055]

4. Density Bonus Development Options

e. Drainage

Any reduction in lot size or open space area, or increase in building coverage shall be subject to approval of a drainage study demonstrating that reduced **pervious** surface area will not create adverse drainage issues. [Ord. 2006-055]

Article 6

6.A.1.D.12.b.6.b

CHAPTER A PARKING

Section 1 General

D. Off-Street Parking

12. Grass Parking

Grass parking is permitted, subject to approval by the DRO, pursuant to the following procedures and standards:

b. Standards

The following standards shall apply to grass parking:

6) all access aisles or lanes shall either: [Ord. 2007-013]

(b) be surfaced with paver block or other **semi-pervious** coverage approved by the DRO and County Engineer.; or [Ord. 2007-013]

6.A.1.D.14.b.3.c

14. Design and Construction Standards

b. Construction

3) Paving and Drainage

c) **Impervious** Surface

All surface parking areas, grassed or otherwise, shall be considered an **impervious** paved surface for the purpose of determining tertiary drainage system flow capacity and secondary stormwater management system runoff treatment/control requirements.

Article 7

7.A.1.B.9

CHAPTER A GENERAL

Section 1 Landscape and Buffering

B. Landscape Design Principles

9. Energy Conservation and Sustainable Design

Attention should be given to locating landscape elements in a manner that provides energy conservation benefits. Large trees, for example, can provide daytime shading for buildings, reducing energy needed for interior air conditioning. Landscape designs should also consider natural drainage features and the use of **pervious** surfaces and areas to minimize runoff.

7.C. Sections 1, 2, 3

CHAPTER C MGTS TIER COMPLIANCE

Landscape design shall comply with the relevant MGTS characteristics in both plant material selection and overall landscape composition.

Section 1 U/S Tier

Landscaping in the U/S Tier should have a higher level of detail and more structure, such as pedestrian accents, formal arrangements in perimeter landscape and buffers, street tree plantings, and inter-connections between pedestrian and vehicular areas. The Revitalization and Redevelopment Overlay is located with the U/S Tier and recognizes the unique opportunities and restrictions often encountered in development of infill parcels. Greater flexibility and alternative landscape solutions are available to promote development within the boundaries of these areas.

Section 2 AGR and Glades Tiers

The AGR Tiers should promote reduced **impervious** areas, maintain large green/open spaces, incorporate equestrian and agricultural elements into the design, include an increased percentage of native plant species, and the use of natural stone and/or wood materials in the landscape design.

Section 3 Exurban and Rural Tiers

The Exurban and Rural Tiers consist of larger residential lots, development incorporating rustic architecture and building materials, and should emphasize preservation of native vegetation, dispersed parking and more naturalistic landscaped areas and informal design patterns.

Table 7.C.3.1

Table 7.C.3-1 – Minimum Tier Requirements

Code Requirements	U/S Tier	AGR and Glades Tiers	Exurban and Rural Tiers
Landscape Buffers⁶			
Design	Linear design, formal arrangement of elements, traversing sidewalks	Meandering, more naturalistic with shrub cluster and varying heights	Increased depth, buffers often adjacent to interior open space, unimproved pathway surfaces
Berms	Optional	Optional	No ¹
Fences/Walls	Optional ²	Optional ²	Optional ^{2,3}
Layers of Shrubs and Ground Cover ⁴	3	4	3
Interior Landscaping⁶			
Minimum Tree Quantities – Residential Lot	1 per 1,250 sq. ft. (max. 15)	1 per 1,000 sq. ft. (max. 30)	1 per 800 sq. ft. (max. 30)
Minimum Tree Quantities – Non-Residential Lot	1 per 2,000 sq. ft.	1 per 1,500 sq. ft.	1 per 1,200 sq. ft.
Minimum Medium Shrub Quantities – Residential Lot	3 per 1,250 sq. ft. (max. 45)	3 per 1,000 sq. ft. (max. 90)	3 per 800 sq. ft. (max. 90)
Minimum Medium Shrub Quantities – Non-Residential Lot	3 per 2,000 sq. ft.	3 per 1,500 sq. ft.	3 per 1,200 sq. ft.
Impervious Surface Area (Overall Lot)	30 percent	40 percent	50 percent
Interior Islands	1 per 10 spaces	1 per 8 spaces	1 per 6 spaces
Interior Islands Landscape Width	8 ft.	10 ft.	12 ft.
Protective Curbing	Yes	Yes	Optional
Plant Standards⁶			
Minimum Tree Height (Perimeter)	12 ft.	12 ft.	12 ft.
Minimum Tree Height (Interior)	12 ft.	12 ft. (average)	12 ft. (average)
Palms Substitute (3 palms for 1)	Yes	Yes – Native clusters only	Yes – Native clusters only
Foundation Planting^{6b}			
Foundation Planting Width	5 ft. along front façades 8 ft. along side façades	10 ft. all sides	12 ft. all sides
Facades to be Planted	Front & Sides	Front, Sides & Rear	Front, Sides & Rear
Percentage of Facade	40 percent	50 percent	60 percent
[Ord. 2005-002] [Ord. 2006-004]			
Notes			
1. May be allowed with an approved ALP. 2. Unless required by Art. 7.F.9, Incompatibility Buffer . 3. Walls and fences shall be built from natural materials, such as wood, stone, etc. 4. Refer to Shrub Hierarchy requirements in Table 7.F.7.B-6, R-O-W Buffer Shrub Type. Minimum interior quantities required in addition to perimeter buffer landscape requirements. Shall be calculated based on gross lot area, excluding preservation areas and lake tracts. 5. TDDs are exempt from foundation planting requirements for primary and secondary building frontages, buildings along an alleyway or accessway to a parking area, or where buildings front on a plaza or square. [Ord. 2005-002] [Ord. 2006-004] 6. Deviations shall be permitted for PBC owned and operated public parks in accordance with Art. 5.D.2.H, County Park Landscape Standards . [Ord. 2006-004]			

7.E.6.D

CHAPTER E INSTALLATION, MAINTENANCE, PRUNING AND IRRIGATION

The following standards are the minimum for required installation, maintenance, irrigation, and replacement of trees and landscape material.

Section 6 Irrigation

- D. Irrigation systems shall be designed as not to overspray water **impervious** areas. All irrigation systems shall be continuously maintained in working order.

Article 11

11.B.6.D.6.f

CHAPTER B SUBDIVISION REQUIREMENTS

Section 6 Construction Plans and Supplemental Engineering Information

D. Format and Content of Construction Plans

All construction plan submittals for the installation of required improvements shall consist of and contain, but shall not be limited to:

6. Notes regarding special conditions and specifications applicable to the construction, addressing:
 - f. special construction or earthwork requirements for site work in areas of **impervious** or unstable soils, or to cope with unsuitable soil conditions.

11.B.6.E.3

E. Final Stormwater Management Plan

The Technical Compliance application shall include the final stormwater management plan, based upon and consistent with the preliminary stormwater management plan, in separate report form detailing the design of all secondary and tertiary stormwater management facilities, including, as a minimum, the following design data and information:

3. Individual catchment area characteristics used for design, including area, times-of-concentration, runoff factors, and quantitative breakdown of **pervious/impervious** areas;

11.E.4.F.8

CHAPTER E REQUIRED IMPROVEMENTS

Section 4 Stormwater Management

F. Secondary Stormwater System Design and Performance

The secondary system, including all facilities and appurtenant structures for detention, retention, discharge, and conveyance to legal positive outfall, shall be designed and constructed to provide the degree of treatment and control of all stormwater runoff discharged from a development site necessary to meet the requirements of the agency having jurisdiction over receiving waters at each point of legal positive outfall.

8. Stormwater runoff from pavement, roofs, and unpaved areas of compacted soil surfaces with no significant vegetative cover shall be directed over grassed, **pervious** soil surfaces as diffused flow prior to entering wet detention/retention facilities or dry detention facilities in order to promote infiltration, particulate deposition, nutrient removal, and interception of debris or other undesirable materials which may overload, pass through, cause nuisance conditions in, or increase maintenance needs of said facilities

Article 14

CHAPTER D PROHIBITED INVASIVE NON-NATIVE VEGETATION REMOVAL ORDINANCE

Section 9 Enforcement

APPENDIX 3 BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY

- B. If any Regulated Substances are stored on the construction site during the construction process, they shall be stored in a location and manner which will minimize any possible risk of release to the environment. Any storage container of 55 gallons, or 440 pounds, or more containing Regulated Substances shall have constructed below it an **impervious** containment system constructed of materials of sufficient thickness, density and composition that will prevent the discharge to the land, groundwaters, or surface waters, of any pollutant which may emanate from said storage container or containers. Each containment system shall be able to contain 150 percent of the contents of all storage containers above the containment system.

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