

ARTICLE 3

OVERLAYS & ZONING DISTRICTS

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ARTICLE 3

OVERLAYS AND ZONING DISTRICTS

CHAPTER A GENERAL

Section 1 Districts

A. Intent

In order to ensure that all development in unincorporated PBC is consistent with the Plan, it is necessary to establish a series of districts and overlays to ensure that each use is compatible with surrounding uses, served by adequate public facilities, and sensitive to natural resources. Each district has its own purpose and permitted uses, conditional uses, special uses and other regulations that control the use of land. All development within each district shall be consistent with the purposes stated in this Article.

B. Overlays and Zoning Districts

In order to carry out and implement the Plan, the following 14 Overlays, 18 Standard Zoning Districts, six Planned Development Districts (PDDs), and three Traditional Development Districts (TDDs) are hereby established.

1. Overlays

AZO, Airport Zone Overlay
COZ, Conditional Overlay Zone
GAO, Glades Area Overlay
IOZ, Indiantown Road Overlay
LOSTO, Lake Okeechobee Scenic Trail Overlay
LWRCCO, Lake Worth Road Commercial Corridor Overlay
NBOZ, Northlake Boulevard Overlay Zone
NEO, Native Ecosystem Overlay
PBIAO, Palm Beach International Airport Overlay
RTO, Research and Technology Overlay
SCGCFO Sugar Cane Growers Cooperative of Florida Protection Area Overlay [Ord. 2004-040]
SR80 Non-residential Overlay
TAPO, Turnpike Aquifer Protection Overlay
WCRAO, Westgate Community Redevelopment Agency Overlay

2. Standard Districts

AP, Agricultural Production
AGR, Agricultural Reserve
PC, Preservation Conservation
AR, Agriculture Residential
RE, Residential Estate
RT, Residential Transitional
RS, Residential Single family
RM, Residential Multifamily
CLO, Commercial Low Office
CHO, Commercial High Office
CN, Neighborhood Commercial
CC, Commercial Community
CG, Commercial General
CRE, Commercial Recreation
IL, Industrial Light
IG, General Industrial
PO, Public Ownership
IPF, Institutional and Public Facilities

3. Planned Development Districts (PDD)

PUD, Planned Unit Development
MUPD, Multiple Use Planned Development
MXPDP, Mixed-Use Planned Development
PIPD, Planned Industrial Park Development

MHPD, Mobile Home Planned Development
RVPD, Recreational Vehicle Planned Development

4. **Traditional Development Districts (TDD)**
TND, Traditional Neighborhood Development
TMD, Traditional Marketplace Development
TTD, Traditional Town Development

Section 2 Zoning Map and District Boundaries

A. Establishment of Official Zoning Map

The location and boundaries of the districts established in this Article shall be set forth on the Official Zoning Map which is hereby incorporated by reference. A copy of the Official Zoning Map shall be located for inspection at all times by the general public during regular business hours in the office of PZB.

B. Amendment to the Official Zoning Map

If amendments are made to the boundaries of the Official Zoning Map, the Zoning Director shall update the Official Zoning Map within 30 days after the amendment.

C. Replacement of the Official Zoning Map

1. Damage or Destruction

In the event that the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret due to changes and additions, the BCC shall adopt a new Official Zoning Map that shall supersede the prior Official Zoning Map.

2. Map Errors

The new Official Zoning Map may correct drafting and clerical errors or omissions in the prior Official Zoning Map, but no such corrections shall have the effect of amending the original Official Zoning Map, or subsequent amendments thereto, without a duly noticed public hearing pursuant to the procedures and standards of this Code.

CHAPTER B OVERLAYS

Section 1 General

A. Boundaries

The boundaries of each overlay shall be depicted on the Official Zoning Map.

B. Applicability

The provisions of each overlay shall apply to all proposed development and expansion of existing uses within the overlay unless otherwise noted below.

C. Relationship to Other Regulations in this Code

The provisions of an overlay are intended to supplement the other regulations in this Code.

D. Conflict with Other Applicable Regulations

If a conflict exists between provisions of an overlay and other Articles in this Code, the provisions of the overlay shall prevail except where superseded by state or federal laws.

Section 2 AZO, Airport Zoning Overlay

A. Purpose and Intent

The purpose and intent of the Airport zoning regulations is to promote the maximum safety of aircraft using publicly-owned airports, the safety of residents and property in areas surrounding the airports, and the full utility of the airports, including non-airport related uses. These regulations apply to properties around publicly owned airports in PBC; and uses located on the Airport Master Plans required by Plan Objective TE 1.7. [Ord. 2006-036]

B. Applicability

1. Off-Airport Uses

For those properties around publicly owned airports, the provisions of the Airport zoning regulations create zones, based on the approach and departure pattern of aircraft, and regulate the height of structures and the use of land within these zones. The Airport zoning regulations for properties around publicly owned airports are contained in Art. 16, Airport Regulations. [Ord. 2006-036]

2. Uses on Airport Properties

The provisions of this Section shall apply to airport-related and non-airport related uses within the boundaries of the Airport Master Plans for those parcels with a U/T Land Use designation and in the PO district for the four County-operated airports identified as follows: PBI, PBC Glades Airport,

PBC Park Airport (aka Lantana Airport), and North Palm Beach County General Aviation Airport. Development of these airports shall be in accordance with the Airport Master Plans as required by Plan Objective TE 1.7, Future Airport Expansion. **[Ord. 2006-036]**

a. Use Regulations

1) Airport-Related Uses

Airport-related uses are directly related to general airport operations and maintenance including, but not limited to, maintenance facilities, cargo distribution terminals, car rental operations, warehouses, hotels, airport administrative offices, and communication facilities, as well as uses found within the terminals, including, but not limited to, restaurants, general retail sales and personal services. **[Ord. 2006-036]**

2) Non-Airport Related Uses

Non-airport related uses are not related to the operation and maintenance of the airport, and can coexist in close physical proximity to airports and their related facilities. Non-airport related uses are additional uses that are encouraged by the Federal Aviation Administration (FAA) to generate income to help offset the costs of operating the airport and are compatible with surrounding development. These uses may include, but are not limited to, commercial, public and civic, recreation, agricultural, utilities and excavation, and industrial uses, but more specifically including, but not limited to, professional, business, and medical offices, retail centers, restaurants and hotels. **[Ord. 2006-036]**

3) Prohibited Uses

Prohibited uses include adult entertainment and billboards. **[Ord. 2006-036]**

4) Specific Use Regulations

The following uses are permitted in the AZO on airport properties: **[Ord. 2006-036]**

Table 3.B.2.A-1 Airport Use Regulations

Use Type	Airport Related Uses	Non-Airport Related Uses	Corresponding Zoning District PDRs ⁽¹⁾	Note ⁽²⁾	Use Applicable to Specific Airport
Residential Uses					
Security or Caretaker Quarter	S	S	CG or IG	119	All
Commercial Uses					
Broadcast Studio		D	CG or IL	21	All
Car Wash		D	CG or IL	25	All
Contractor Storage Yard		D	IG	35	All
Convenience Store		D	CG	36	All
Convenience Store with Gas Sales		A	CG	37	All
Dispatching Office	P	D	CG	42	All
Dog Daycare	P	D	CG	43	All
Financial Institution	P	D	CG	55	All
Hotel, Motel, SRO, Rooming and Boarding	P	D	CG	72	All
Lounge, Cocktail	P	A	CG	79	All
Medical or Dental Office	P	D	CG	83	All
Office, Business or Professional	P	D	CG	91	All
Parking Garage, Commercial	P	D	CG or IL	95	All
Parking Lot, Commercial	P	D	CG or IL	96	All
Personal Services	P	D	CG	98	All
Printing and Copying Service	P	D	CG or IL	100	All
Repair and Maintenance, General		A	CG or IG	107	All
Repair Services, Limited		D	CG or IG	108	All
Restaurant, Type I	P	A	CG	109	All
Restaurant, Type II	P	D	CG	110	All
Retail Sales, General	P	D	CG	114	All
Retail Sales, Mobile or Temporary		S	CG or IG	115	All
Self-Service Storage		D	CG or IG	120	All
Vehicle Sales and Rental	P	B	CG or IL	135	All
Vocational School	P	D	CG or IG	137	All
[Ord. 2006-036]					

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Table 3.B.2.A-1 Airport Use Regulations (Cont'd)

Use Type	Airport Related Uses	Non-Airport Related Uses	Corresponding Zoning District PDRs ⁽¹⁾	Note ⁽²⁾	Use Applicable to Specific Airport
Public and Civic Uses					
Airport	P		PO	10	All
Assembly, Nonprofit Institutional	D	D	CG	14	All
Assembly, Nonprofit Membership	D	D	CG or IL	15	All
Place of Worship		D	CG	29	All
Government Services	P	P	CG or IL	63	All
Helipad	P	A	CG or IL	10	All
Hospital or Medical Center		A	CG	71	All
Landing Strip	P		CRE or IG	10	All
Recreation Uses					
Entertainment, Indoor	P	D	CG or IL	45	All
Fitness Center	P	D	CG or IL	56	All
Golf Course		D	CG or IL	62	All
Park, Passive		P	CG or IL	93	All
Park Public		P	CG or IG	94	All
Park, Neighborhood		P	CG or IG	92	All
Special Event	P	S	CG or IL	124	All
Agricultural Uses					
Agriculture, Bona Fide		P	IL	3	2
Agriculture, Light Manufacturing		P	IL	4	2
Agriculture, Packing Plant		P	IL	5	2
Agriculture, Research/Development		P	IL	3.1	2
Agriculture, Sales and Service		P	IL	6	2
Agriculture, Storage		P	IL	7	2
Community Vegetable Garden		P	CG or IL	32	2
Kennel, Commercial-Type II		D	CG or IG	74-1	All
Kennel, Commercial-Type III		D	CG or IG	74-2	All
Shadehouse		P	IL	121	2
Utilities & Excavation					
Air Curtain Incinerator		D	CG or IG	9	All
Chipping and Mulching		D	IG	28	All
Communication Cell Sites on Wheels (COW) Tower, Mobile	P	P	CG or IG	31	All
Communication Panels, or Antennas, Commercial	P	P	CG or IG	31	All
Communication Tower, Commercial	P	D	CG or IG	31	All
Composting Facility		D	IG	33	All
Utilities & Excavation					
Excavation, Type II	P	P	CG or IG	49	All
Recycling Center	S	S	CG or IG	103	All
Recycling Collection Station	S	S	CG or IG	106	All
Recycling Drop Off Bin	S	S	CG or IG	104	All
Recycling Plant		D	IG	105	All
Utility, Minor	P	D	CG or IG	134	All
[Ord. 2006-036]					

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Table 3.B.2.A-1 Airport Use Regulations (Cont'd)

Use Type	Airport Related Uses	Non-Airport Related Uses	Corresponding Zoning District PDRs ⁽¹⁾	Note ⁽²⁾	Use Applicable to Specific Airport
Industrial Uses					
Asphalt or Concrete Plant	P	D	IG	13	All
Data Information Processing	P	D	CG or IG	38	All
Film Production Studio		D	CG or IG	54	All
Gas and Fuel, wholesale	P	D	IG	61	All
Laboratory, Industrial Research		D	IG	76	All
Manufacturing and Processing		D	IG	81	All
Medical or Dental Laboratory		D	CG or IL	84	All
Transportation Facility	B	B	CG or IG	133	All
Warehouse	P	D	IG	138	All
Wholesaling, General	P	D	IG	140	All
[Ord. 2006-036]					
Notes: Related to Table 3.B.2.A-1, Airport Use Regulations					
For purposes of determining the applicable property development regulations for non-airport related uses, the Corresponding Zoning					
(1)	District's property development regulations identified in Table 3.D.1.A-5, Property Development Regulations shall apply for lot dimension, density, FAR, building coverage and setbacks.				
(2)	Reference Art.4.B, Supplementary Use Standards for additional requirements.				
Key:					
P	Permitted by right.				
D	Permitted subject to approval by the DRO.				
S	Permitted only if approved by special permit.				
B	Permitted only if approved by the Zoning Commission (ZC)				
A	Permitted only if approved by the Board of County Commission (BCC)				
1	Palm Beach International Airport (PBI)				
2	PBC Glades Airport				
3	PBC Park Airport (aka Lantana Airport)				
4	North PBC General Aviation Airport				
All	PBI, PBC Glades Airport, PBC Park Airport (aka Lantana Airport), North PBC General Aviation Airport				
[Ord. 2006-036]					

5) Development Review Procedures

The approval process for airport and non-airport related uses shall be in accordance with the above Table 3.B.2.A-1, Airport Use Regulations and Art. 2, Development Review Process. It is not necessary for the parcels to be rezoned. **[Ord. 2006-036]**

a) Development Requirements

Only airport-related uses owned, operated or directly regulated by the DOA or other governmental entity shall be eligible for PO district exemptions. Examples of these uses include tenants leasing space in airport terminal or other related service facilities. Leased land areas used for non-airport related development, including vehicle rental, restaurants, hotels and other non-airport related uses, shall be subject to applicable ULDC requirements. **[Ord. 2006-036]**

b) Development Exceeding PDD or TDD Design Thresholds

Any such development that meets or exceeds the maximum square footage thresholds of Table 3.B.2.A-2, PDD or TDD Design Thresholds, shall be subject to either the property development regulations of a PDD or TDD. The DOA shall be responsible for determining which specific PDD or TDD shall apply. It is not necessary for the parcels to be rezoned. **[Ord. 2006-036]**

Table 3.B.2.A-2 – PDD or TDD Design Thresholds

Use	Maximum Square Footage (sf)
Commercial	50,000
Public and Civic	50,000
Recreation	50,000
Utilities	50,000
Industrial	100,000
[Ord. 2006-036]	

c) Other Development

All other development shall be in accordance with the property development regulations for the corresponding Zoning districts indicated in Table 3.B.2.A-1, Airport Use Regulations. [Ord. 2006-036]

d) Other Requirements

All proposed Airport-Related and Non-Airport Related Uses must be developed in accordance with all applicable Federal and State guidelines, regulations and requirements, as amended, including but not limited to all Federal Aviation Regulations (F.A.R.), FAA Advisory Circulars, and all FAA Orders, as well as all applicable Florida Statutes and Florida Department of Transportation guidelines. [Ord. 2006-036]

e) Conflict with Other Applicable Regulations

Where the provisions of this Section are in conflict with other regulations applicable to this district, the provisions of this Section shall prevail. Where provisions of the AZO district are not in conflict with other applicable regulations, the most restrictive regulations shall prevail. [Ord. 2006-036]

Section 3 COZ, Conditional Overlay Zone

A. Purpose and Intent

A COZ district is to modify or restrict the use and site development standards authorized in the underlying standard zoning district to prevent, minimize or mitigate adverse impacts upon the surrounding land uses. Conditions shall be included if the applicable standards are inadequate to protect the surrounding land uses. Requirements of the COZ district are in addition to and supplement other applicable requirements of this Code.

B. Applicability

The provisions of the COZ district shall apply to lands in unincorporated PBC pursuant to BCC approval. In application of the COZ district, the BCC shall find that the proposed rezoning is appropriate only if the applicable regulations are modified. The BCC shall find one or more of the following reasons for the COZ district:

1. potential impact to surrounding land uses requires mitigation;
2. compatibility will be furthered between the requested zoning district and adjacent zones if uses and property development regulations (PDRs) are modified; and/or
3. intensity limits reflect available capacity of public facilities.

C. District Regulations

Restrictions which may be imposed in the COZ district include: limitations on uses, size, height, bulk, mass, scale and location of improvements, standards for landscaping, buffering, lighting, adequate ingress and egress, on-site or off-site improvements; hours of operation; and any other specific site development regulations required or authorized by this Code.

D. Procedure

The property owner or agent of the property being considered for rezoning shall either (1) apply for a COZ overlay and the restrictions imposed by the overlay; or (2) voluntarily agree to a COZ overlay during the zoning process. The resolution rezoning the property as a COZ district shall specifically state the modifications imposed pursuant to this Section. The restrictions shall be considered a part of the text of this Code, and a violation of the restrictions shall be a violation of this Code.

Section 4 GAO, Glades Area Overlay

A. Purpose and Intent

A GAO district is to provide flexibility in the range of uses and PDRs allowed in the underlying districts in the Glades Tier and to accommodate uses which, if deemed appropriate, will increase job opportunities and improve the economic vitality of the area. In addition, the GAO district will provide a set of regulations that recognize the character of the area.

B. Applicability

All development orders within the GAO district shall also comply with all applicable Joint Planning Area Agreements, pursuant to Florida Statutes.

C. Boundaries

The GAO shall apply to all land within the USA in the Glades Tier. [Ord. 2005 – 002]

D. Use Regulations

In the GAO district, use shall be permitted as follows: [Ord. 2005 – 002]

1. Permitted Uses

Uses permitted as of right in the underlying district are permitted as of right in the GAO.

2. **Special Uses**

Uses allowed as special uses in the underlying district shall be permitted in the GAO district after compliance with the special use standards. In addition:

a. **Nonconforming Use**

Any nonconforming use may be expanded subject to a Special Permit. **[Ord. 2006-036]**

3. **Conditional Uses**

Uses allowed as conditional uses in the non-residential district shall be permitted by the DRO in the GAO district after compliance with the conditional use regulations. Uses not otherwise permitted in the non-residential may be permitted as Class A conditional uses in the GAO district after compliance with the conditional use regulations and after the BCC determines that the proposed use meets the following criteria:

- a. increases the number of jobs or provides needed housing;
- b. does not adversely affect adjacent land uses;
- c. is consistent with the goals, objectives and policies of the Plan; and
- d. helps to support existing or encourage additional Glades Area economic development.

4. **Property Development Regulations (PDRs)**

a. **General**

All development within the GAO district shall be subject to the (PDRs) of the underlying district, except as otherwise provided below.

b. **Minimum Density**

The BCC may consider the waiver of the minimum density requirement for proposed development in the Glades area when:

- 1) The proposed development is consistent with the provisions of any applicable Joint Planning Area Agreement, and;
- 2) An analysis is completed that addresses:
 - a) the impact of a reduced density development on the overall infrastructure system;
 - b) the compatibility of the proposed development with adjacent land uses; and
 - c) the effect of the reduced density development on the ability of PBC to meet its goals, objectives and policies related to affordable housing. If the development is located in a municipal annexation area, the analysis must be performed by the annexing municipality.

c. **Maximum Density and Intensity**

Maximum density and intensity of uses within the GAO district may be allowed to exceed those imposed by the underlying district and shall be determined by the BCC during the conditional use review process.

d. **Location of Structures**

Building permits in the GAO district may be permitted between the 120 foot and 220 foot R-O-W line within the R-O-W of State Road 700 through Canal Point, from Third Street on the north to Triangle Park on the east, subject to approval of the County Engineer.

Section 5 IOZ, Indiantown Road Overlay

A. Purpose and Intent

The IOZ is intended to implement the site development regulations of uses within the established Indiantown Road Corridor Study Area pursuant to the interlocal agreement that has been adopted between PBC and the Town of Jupiter. The Town has adopted the IOZ pursuant to the recommendation of the Indiantown Road Corridor Study (IRCS) and [F.S. Chapter 163, Part II](#). The purpose of the IOZ is to protect residential neighborhoods, limit uses, improve the overall aesthetics of the Indiantown Road Corridor Study Area, and establish development incentives to accomplish the various objective of the corridor study. Through the interlocal agreement the Town and PBC shall provide for a means of intergovernmental cooperation in implementing the IOZ standards throughout all appropriate incorporated and unincorporated portions of the Indiantown Road Corridor and in accordance with [F.S. Chapter 163, Part IV](#). The Town and PBC agree to use a joint review process to advance the public health, safety, and general welfare and adopt procedures for the joint administration of land development regulations.

B. Applicability

The provisions of the IOZ district and the Indiantown Road Corridor Study Area, incorporated by reference, shall apply to all proposed development order applications within the boundaries of the IOZ district, except for applications for variances.

C. Boundaries

The IOZ generally is located along incorporated portions of Indiantown Road east of I-95 and west of the Atlantic Ocean, including certain portions of U.S. Highway One, Military Trail, Center Street, Maplewood Drive and Central Boulevard, and certain unincorporated portions of the Indiantown Road corridor east of I-95. Unincorporated portions of the Indiantown Road corridor include portions of Section 3, Township 41, Range 42 as indicated on the Official Zoning Map.

D. Additional Regulations

The IOZ district regulations are contained in the [interlocal agreement](#).

E. Joint Review Process

Development approval submitted to the PZB located within the unincorporated IOZ shall be reviewed by the Town of Jupiter. The review process shall be provided for in the adopted [interlocal agreement](#). The Town and PBC are specifically granted authority to jointly plan for unincorporated areas adjacent to incorporated municipalities and to adopt procedures for the joint administration of land development regulations.

Section 6 LOSTO, Lake Okeechobee Scenic Trail Overlay

A. Purpose and Intent

The LOSTO is to encourage nature and heritage based tourist related uses, such as lodging, restaurants, and trail outfitters, around the Herbert Hoover Dike to facilitate development of the Lake Okeechobee Scenic Trail. The LOSTO is also intended to provide flexibility in the range of uses and land development regulations allowed in the underlying districts within its boundaries.

B. Boundaries

The LOSTO includes the area located between the Herbert Hoover Dike and 250 feet South of U.S. 27, or between the Herbert Hoover Dike and 250 feet East of Conners Highway as depicted on the Official Zoning Map.

C. Use Regulations

Uses permitted as of right in the underlying district are permitted as of right in the LOSTO. In addition, the following uses shall be permitted subject to [Article 4.B, SUPPLEMENTARY USE STANDARDS](#):

1. Bed & breakfast;
2. Camping cabin;
3. Catering service;
4. Offices, business or professional;
5. Restaurant, specialty;
6. Retail sales, general;
7. Stable, commercial.

Section 7 LWRCCO, Lake Worth Road Commercial Corridor Overlay

A. Purpose and Intent

The LWRCCO is to provide incentives to encourage infill development and redevelopment along Lake Worth Road, improve the neighborhood characteristics of the area, and improve the overall quality of the surrounding community. The LWRCCO is to implement the community's vision for the area and to address the unique land development constraints along Lake Worth Road.

The standards below will ensure that new development is compatible with and enhances the appearance of the surrounding area. Redevelopment of existing buildings or projects will be required to comply with the applicable standards within the affected area only.

B. Boundaries

The LWRCCO consists of those lands within unincorporated PBC bounded as follows: on the south by the LWDD Lateral 12 (L-12) Canal, on the west by the center line of Military Trail, on the north by the center line of 2nd Avenue North for a distance of 2,250 feet and its westerly prolongation, lying 700 feet north of the centerline of Lake Worth Road, for a distance of 5,850, and on the east by the center line of Congress Avenue.

C. Use Regulations

In the LWRCCO, the use regulations shall be the same as the underlying zoning district.

D. Property Development Regulations (PDRs)

Development shall comply with the PDRs of the underlying zoning districts, except as permitted in [Article 4, USE REGULATIONS](#).

Table 3.B.7.D-3, LWRCCO Infill Property Developments Regulations

Property Development Regulations	LWRCCO	Infill/Redevelopment Deviations	Standards for Deviations (3)
Setbacks (1) (2)	Front = 20 Side = 10 Side Street = 20 Rear = 50	25 percent reduction for: Front = 15 Side = 7.5 Side Street = 15 Rear = N/A	Increase quality of landscape. Improve facade. 1. Additional canopies 2. Callonade 3. Reliefs 4. Molding
Floor Area Ratio (1)	1. Outdoor seating areas 2. Service Roads 3. Mixed Use projects	N/A	N/A
Building Coverage	1. Outdoor seating areas 2. Service Roads	N/A	N/A
Minimum Acreage (1)	PDD at 3 acres	No minimum	Encourage mixed use.
Parking (1)	1. Location = Rear or Side 2. Shared: reduced by 20 percent 3. Rear Service Road reduced by 20 percent 4. Mixed Use Development: 50 percent vertical integration no parking for residential.	N/A	N/A
Landscaping (1)	Street trees: 1. Planting requirements: 1= 40' w/max 60' 2. Location 3. Alternative Landscape Plan (ALP)	ALP may be used when applicant demonstrated exemplary landscape design.	1. Increase quality of material. 2. Increase size of material by 20 percent. 3. Increase foundation planting. 4. Ensure parking lot coverage.

Notes:

1. Regulations permitted to deviate pursuant to infill/redevelopment standards.
2. See [Article 1.F.3, Nonconforming Structure](#) for expansion to 50 percent.
3. Standards for Deviation must be satisfied in order to qualify for Infill/ Redevelopment Deviation.

1. Setback Reductions

Refer to [Table 3.B.7.D-3, LWRCCO Infill Property Development Regulations](#).

2. Rear Setbacks

The minimum rear setback shall be 50 feet.

3. Floor Area Ratio (FAR)

a. Outdoor Seating Areas

For the purpose of [Table 3.B.7.D-3, LWRCCO Infill Property Development Regulations](#), 50 percent of the outdoor seating area for restaurants shall not be included in FAR calculations.

b. Service Roads

Parcels accessed through a service road may be permitted to develop at a FAR of .50.

c. Mixed Use Projects

For the purpose of [Table 3.B.7.D-3, LWRCCO Infill Property Development Regulations](#), 50 percent of the residential square footage provided within a vertically integrated mixed use project shall not be included in FAR calculations.

4. Building Coverage

a. Outdoor Seating Areas

For the purpose of [Table 3.B.7.D-3, LWRCCO Infill Property Development Regulations](#), 50 percent of the outdoor seating area for restaurants shall not be included in building coverage calculations.

b. Service Roads

Parcels accessing through a service road shall be permitted to develop at a maximum building coverage of .50.

5. Planned Development District (PDD)

The PDD minimum acreage requirements may be reduced to three acres when two or more smaller lots are combined through a unity of control.

6. Parking

a. Location

All required parking spaces for the principal use shall be located on the rear or side of the principal building. No parking spaces shall be located within the front setback.

b. Shared Parking

Parcels with cross access may be permitted a 20 percent reduction in the number of required parking spaces. A shared parking study shall be required and approved by the Zoning Division, Engineering Department, and the County Attorney. Additional reductions may be requested subject to the provisions of [Article 6.A.1.D.10, Shared Parking](#).

c. Rear Service Road

Parcels providing access through a rear service road shall be permitted a 20 percent reduction in the required number of parking spaces required. The rear service road shall be a minimum 20 feet wide access and utility easement and be subject to approval by the County Engineer and the Fire Marshall. The road shall be unencumbered, built to PBC standards, and not used for any other purposes.

d. Mixed Use Development

Project providing a minimum of 50 percent of vertical integration shall not be required to provide parking spaces for residential units located above commercial uses.

7. Landscaping

a. Street Trees

Street trees shall be provided as follows:

1) Planting Requirements

One shade tree or palm shall be required for every 40 linear feet of frontage with a maximum spacing of 60 linear feet between trees. Trees may be grouped or clustered.

2) Location

Street trees may be planted between the roadway and the sidewalk. If there is not sufficient land area to install street trees between the sidewalk and the curb, the trees shall be installed along the front property line in addition to the required landscaping.

3) Alternative Landscape Plan (ALP)

Alternative landscaping or spacing may be provided, subject to approval of an ALP, [Article 7.B.3, Alternative Landscape Plan](#)

b. Any landscaping requirements request may be modified pursuant to an ALP.

1) ALP may be requested for exemplary landscape design.

2) ALP shall clearly exceed Code requirements in at least two or more of the following areas of overall site:

- a) R-O-W buffers;
- b) Perimeter compatibility buffers;
- c) Parking lot; and
- d) Foundation.

3) Plan design and plant material shall clearly enhance the overall site and meet the general intent of [Article 7, LANDSCAPING](#), in terms of visual continuity along the street, buffer, incompatible uses, shade cover, water conservation, plant selection variation for interest and account.

8. Signage

The maximum number, height, and area, and the location of freestanding signs shall be governed by [Article 8, SIGNAGE](#), unless specified in Table 3.B.7.D-4, LWRCCO Sign Standards.

Table 3.B.7.D-4 - LWRCCO Sign Standards

STANDARD	LAKE WORTH ROAD	OTHER ROADS	OUTPARCELS*
Maximum Number of Signs Per Linear Feet of Frontage	1 per 100	1 per 100	N/A
Maximum Number of Signs	3	2	1
Maximum Height in Feet	10	6	5
Maximum Single Face Area in Square Feet (s.f.)	100	60	20
Minimum Separation in Linear Feet	50	50	20
*Outparcels are permitted in PDDs only			
Notes:			
1. Maximum number of sides: Two.			
2. Styles: Monument, front-lit signs and project identification signs only.			
3. Prohibited signs: Neon signs, neon colors, back-lit signs, and gang signs.			
4. Height is measured from finished grade to highest point.			

E. Supplemental Regulations

1. Pedestrian Circulation

- a. A paved walkway shall be provided from all adjacent public sidewalks to all entrances used by the general public.
- b. Landscaping shall be provided along the walkway as follows: One canopy tree every 50 feet on alternating sides of the walkway. Trees shall be spaced 25 feet on center. Buffer trees may be used to satisfy the requirement if the sidewalk is adjacent to a required landscape buffer.
- c. Benches and trash receptacles shall be provided as follows: One bench and trash receptacle every 200 feet with a minimum one bench and trash receptacle per building.
- d. Walkways traversing vehicular use areas shall be constructed of pavers, brick, decorative concrete, or similar pavement treatment (other than paint or striping) to indicate the pathway is intended for pedestrians.

2. Quality Development Standards

a. Public Amenities

Uses requiring approval by the BCC or ZC shall provide a minimum of one of the following public amenities:

- 1) public art;
- 2) clock tower;
- 3) outdoor seating or outdoor furniture with umbrellas for open air eating;
- 4) outdoor patio, courtyard or plaza;
- 5) water feature/fountain/use of retention area as a focal point; or
- 6) parks, squares or other public open spaces. Public open spaces shall be at least 100 feet by 50 feet and are encouraged at intersections.

b. Architectural Design Guidelines

The following architectural design guidelines shall apply:

1) Color

Pastels or earth tone colors shall be encouraged for the base building color. The same base building color shall be used for the entire structure.

2) Entries

All entries used by the general public shall be easily identifiable and integrated into the building architecture.

3) Awnings/Canopies

Weather protection, such as awnings or canopies, shall be provided over the pedestrian walkway within 30 feet of all primary public entrances. Awnings/canopies shall be provided over all entrances. The following types shall be prohibited: high gloss vinyl; plastic; horizontal ribbing; flowered and multi-color (four or more) designs.

4) Windows

Clear or low reflective glass shall be used for display windows and doors. Windows shall be defined with elements such as frames, sills, muntins, and headers.

5) Roofs

All roof materials and colors shall compliment the base building materials and color. Roof design shall include a minimum of one distinctive architectural focal point or feature (e.g., cupola, dormer, widows walk, weather vane, clock tower, dome).

6) Rooftop Screening

All rooftop equipment, such as, but not limited to, mechanical, electrical, communication and air-conditioning equipment, shall be screened from view from adjacent properties and public streets. Screening material and method shall be consistent with the architecture of the building. Equipment shall be screened by use of a parapet, copula, dormer, or a similar enclosure.

7) Loading and Service Areas Screening

Loading docks, dumpsters, outdoor storage areas, compactors, and similar areas shall be screened from view from adjacent properties and public streets. Screening material and method shall be consistent with the architecture of the building or equivalent landscaping.

8) Lighting

All freestanding poles and wall mounted exterior light fixtures shall be decorative and limited to a maximum height of 30 feet.

9) Prohibitions

The following elements shall be prohibited: neon lights and colors, high intensity, metallic or fluorescent colors, mirror or solar glass with a reflectivity or opacity greater than 60 percent.

c. Crime Prevention Through Environmental Design (CPTED)

A minimum of one CPTED principle from each designations below shall be incorporated into site design for all development.

1) Reduce Opportunities

Criminal opportunities can be reduced by creating an atmosphere that does not encourage or invite unlawful activity. Strategies include:

- a) well lit public outdoor areas and pedestrian walkways;
- b) well lit parking areas;
- c) direct general public access from all parking areas;
- d) signs directing general public to entrances for general public;
- e) easily identifiable store entrances;
- f) difficult roof accessibility; and
- g) "call-out" only pay phones under surveillance.

2) Increase Visibility

Visibility in and around the business area will help to reduce crime. Methods include:

- a) store windows facing all parking areas;
- b) interior shelves and displays not exceeding five feet in height;
- c) well lit interior/exterior spaces;
- d) building-mounted lighting installed on all exterior walls, especially at delivery/service and entrances for general public;
- e) clear visibility maintained from the store to the street, parking areas, pedestrian walkways, and passing vehicles;
- f) all entrances and exits under visual or electronic surveillance; and
- g) landscaping, buildings, walls and fences which do not create hiding places or hinder visibility.

3) Territorial Reinforcement

Physical features can be used to distinguish private areas from public spaces. Residential areas should be designed to indicate they are off-limits to the general public. Methods to differentiate private areas from public spaces include:

- (a) landscaping, special pavement, and low fences;
- (b) public spaces identified by welcome, directional, marque, or similar signs; and
- (c) wrought iron, aluminum picket or similar non-opaque decorative gates used to identify entrances into private residential areas.

Section 8 NEO, Native Ecosystem Overlay

A. Purpose and Intent

A NEO is to ensure the protection of environmentally sensitive lands in unincorporated PBC, while ensuring development options by permitting flexibility in development regulations.

B. Boundaries

The NEO shall include the following lands within its boundaries.

1. Environmentally Sensitive Lands (ESL)

Lands as defined in [Article 14.C, VEGETATION PRESERVATION AND PROTECTION](#).

2. Other "A" Quality Ecosystems

Lands identified as "A" Quality Ecosystems in the Plan, Conservation Element, Policy 2-a and LU Element, Policy 1-d.

3. 25 Percent Set Aside Areas

Areas required to be set aside by [Article 14.C, VEGETATION PRESERVATION AND PROTECTION](#).

4. Water Resources Protection Areas

Lands that have a high potential for water resources protection, such as aquifer recharge areas and present and potential wellfield areas.

C. Use Regulations

In the NEO district, the use regulations shall be the same as the underlying district.

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

Off-street parking standards may be reduced by up to a maximum of 30 percent if:

a. Environmentally Sensitive Lands (ESL)

A development permitted by the underlying district cannot be feasibly designed with the required off-street parking spaces, because of the location of ESL, the 25 percent set aside on the subject property, or water resource protection areas.

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.

2. Density and Intensity

The calculation of maximum density or lot coverage shall be based on gross lot area.

3. Setbacks and Off-street Loading

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

a. ESL

A development permitted by the underlying district cannot be feasibly designed with the required setbacks and off-street loading space because of the location of ESL, the 25 percent set aside on the subject property, or water resource protection areas; and

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

2) Setbacks

An alternative plan of development is prepared for the property that complies to the greatest extent practicable, as determined by staff, with the setback requirements, while ensuring the proposed development is not disruptive to ESL, lands set aside pursuant to the 25 percent set aside requirement, or water resource protection areas. The alternative plan of development shall be consistent with the purpose and intent of the NEO district.

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.

5. Lighting

All exterior lighting shall be shielded and directed away from native vegetation.

Section 9 NBOZ, Northlake Boulevard Overlay Zone

A. Purpose and Intent

The purpose and intent of the NBOZ is to encourage improvement, enhancement, renovation, and/or redevelopment of the Northlake Boulevard Corridor and to provide criteria by which to review development/redevelopment within the Overlay Zoning District. The criteria outlined in “Design Guidelines: Northlake Boulevard Overlay Zoning District (NBOZ)” will serve to unify commercial development along the corridor and provide a positive collective identity for the corridor. These regulations were prepared under the guidance of the Northlake Boulevard Corridor Task Force (NBCTF) – an intergovernmental task force created by interlocal agreement composed of two representatives each from PBC, the Town of Lake Park, the Village of North Palm Beach and the City of Palm Beach Gardens.

B. Applicability

The provisions of the NBOZ, as outlined in “[Design Guidelines: Northlake Boulevard Overlay Zoning District \(NBOZ\)](#)” prepared by Michael Redd & Associates, and dated March 11, 2002, which are incorporated herein by reference, shall apply to all proposed development order applications within the boundaries of the NBOZ, as described in [Article 3.B.9.C, Boundaries](#).

C. Boundaries

The NBOZ includes the public R-O-W for Northlake Boulevard and all properties along Northlake Boulevard from Military Trail to U.S. Highway One for one property depth north and south of Northlake Boulevard, including the street intersection properties at U.S. Highway One and at Military Trail. Unincorporated portions of the NBOZ include portions of Section 18, Township 42, Range 43; Section 17, Township 42, Range 43; Section 24, Township 42, Range 42; and Section 19, Township 42, Range 43, as indicated in the Official Zoning Map.

D. Conflict

In the event of a conflict between the NBOZ and other applicable regulations, the more restrictive regulation shall prevail.

Section 10 PBIAO, Palm Beach International Airport Overlay

A. Purpose and Intent

The PBIAO recognizes that some airplane noise-affected lands surrounding the PBIA are most suitable for campus-style industrial development, and other quality non-residential land uses, as described in [Article 16, AIRPORT REGULATIONS](#). The purposes of the PBIAO district, therefore, are as follows: **[Ord. 2004-051]**

1. to protect neighborhoods surrounding the PBIA from incompatible land development; **[Ord. 2005-051]**
2. to protect airport operations from incompatible land development, and provide development regulations that will assure safe, unobstructed access for all aircraft that enter and exit the airport; **[Ord. 2004-051]**
3. to allow property owners to initiate conversion to industrial use where appropriate; and **[Ord. 2004-051]**
4. to allow property owner participation in the land use decision-making process. **[Ord. 2004-051]**

B. Applicability

Nothing herein shall require modification of an existing use, except as provided below. **[Ord. 2004-051]**

C. Boundaries

The PBIAO district consists of those lands in unincorporated PBC bounded by Belvedere Road on the north, Southern Boulevard on the south, PBIA on the east, and the Florida Turnpike on the west, except for incorporated municipal areas. **[Ord. 2004-051]**

D. Uses

All development within the PBIAO district shall be compatible with Airport Operations, as determined by the BCC, using the standards established in the Plan and [Article 16, AIRPORT REGULATIONS](#). **[Ord. 2004-051]**

1. Permitted Uses

All residential, commercial, and industrial uses permitted by right in the underlying district shall be permitted in the PBIAO district. **[Ord. 2004-051]**

2. Prohibited Uses

Adult entertainment establishments, bulk storage of gas and oil, and outdoor retail sales (other than greenhouses, shadehouses or nurseries) shall be prohibited in the PBIAO district. **[Ord. 2004-051]**

3. Conditional Uses

All uses allowed as conditional uses in the underlying district, shall be permitted in the PBAIO district after compliance with the conditional use regulations. [Ord. 2004-051]

4. Special Permits

All uses allowed by a special permits in the underlying district shall be permitted in the PBAIO district after compliance with the special use regulations. [Ord. 2004-051]

5. Nonconforming Uses

a. Permitted Uses

All applications for a permitted use in the PBAIO shall be reviewed in accordance with [Table 4.A.3.A-1, Use Matrix](#), and [Article 16, AIRPORT REGULATIONS](#). [Ord. 2004-051]

b. Existing Residential Uses

All residential uses that existed within the PBAIO on the date that the PBAIO provisions were adopted shall be considered conforming uses. [Ord. 2004-051]

c. Existing Nonresidential Uses

Commercial uses that existed within the PBAIO on the date that the PBAIO were adopted and that meet the provisions of this section shall be classified as conforming uses. Commercial uses that existed within the PBAIO on the date that the PBAIO provisions were adopted, but do not meet the provisions of this Section, shall be classified as nonconforming uses. [Ord. 2004-051]

E. Review Procedures

All development requests within the PBAIO shall comply with the following: [Ord. 2004-051]

1. Site Specific

All Site Specific FLUA amendments shall be reviewed by the PBAIO Committee. The PBAIO Committee's recommendations shall be presented to the Local Planning Agency (LPA). [Ord. 2004-051]

2. Conditional Uses

All conditional use applications for development permits shall be reviewed by the PBAIO Committee. The PBAIO Committee's recommendations shall be presented to the Zoning Commission (ZC). [Ord. 2004-051]

3. Industrial Rezoning in Residential FLUA Designations

Land shall be eligible for rezoning to the IL district or PIPD district, regardless of FLUA designation, except in non-conversion areas described below. Industrial development using either zoning district shall be in the form of a PIPD or campus-like industrial development. Notwithstanding the provisions of [Article 2.B, PUBLIC HEARING PROCEDURES](#), every application for industrial rezoning within the boundaries of the PBAIO district, shall comply with the following: [Ord. 2004-051]

a. Non-Conversion Areas

- 1) Areas designated as Parks and Recreation on the FLUA shall remain as such. [Ord. 2004-051]
- 2) The following areas shall be limited to the uses permitted in the residential FLU designation and the applicable residential zoning district: [Ord. 2004-051]
 - a) Timber Run subdivision; [Ord. 2004-051]
 - b) Lake Belvedere Estates subdivision; [Ord. 2004-051]
 - c) Overbrook subdivision; and [Ord. 2004-051]
 - d) The area defined by the following boundaries beginning at Wallis and Jog Roads.
 - (1) Western boundary: Jog Road between Wallis Road and Belvedere Road;
 - (2) Northern boundary: Belvedere Road between Jog Road and the Timber Run subdivision; [Ord. 2004-051]
 - (3) Eastern boundary: The western limits of the Timber Run subdivision and the Royal Palm Estates subdivision; [Ord. 2004-051]
 - (4) Southern boundary: Southern Blvd. extending to the western side of Sunbeam Ave.; [Ord. 2004-051]
 - (5) Southwestern boundary: Sunbeam Ave. between Southern Blvd. and Wallis Road. [Ord. 2004-051]

b. Rezoning Criteria

Lands may be rezoned to the IL district, except for those areas described as non-conversion areas, provided one of the following conditions are met: [Ord. 2004-051]

- 1) Lands that support existing residential development or that have a valid development order for residential development may be rezoned to the IL or PIPD district, if they:
 - a) are at least five acres; and, [Ord. 2004-051]
 - b) abut a R-O-W identified on the County's Thoroughfare Identification Map; or
 - c) are at least ten acres; and, [Ord. 2004-051]

- d) do not abut a R-O-W identified on the County's Thoroughfare Identification Map; or **[Ord. 2004-051]**
- 2) Lands that are currently vacant or do not have a valid development order may be rezoned to the IL or PIPD district provided the parcel is contiguous on no more than two sides to existing residential development and they
 - a) are at least five acres, and, **[Ord. 2004-051]**
 - b) abut a R-O-W identified on the County's Thoroughfare Identification Map; or **[Ord. 2004-051]**
 - c) are at least ten acres, and, **[Ord. 2004-051]**
 - d) do not abut a R-O-W identified on the County's Thoroughfare Identification Map, or **[Ord. 2004-051]**
- 3) Lands within the PBAIO that are bounded by Southern Boulevard on the south, the L-4 Canal on the north, Military Trail on the east, and the western boundary of the Royal Palm Estates subdivision on the west, shall only be allowed to have residential uses converted to industrial uses subject to the following: **[Ord. 2004-051]**
 - a) All new industrial uses shall be developed as a PIPD; and **[Ord. 2004-051]**
 - b) All new PIPDs shall be a minimum size of 25 acres; and **[Ord. 2004-051]**
 - c) The following uses shall be prohibited: salvage junk yards, machine or welding shops, hazardous waste facilities, solid waste facilities, bulk storage facilities, transportation and multi-modal facilities, large-scale repair and heavy equipment repair and service facilities, petroleum and coal-derivations-manufacturing and storage facilities, heliports, helipads, airstrips, hangers and accessory facilities, and Type III excavation. **[Ord. 2004-051]**
- 4) Lands located in the transitional area on the west side of Jog Road and continuing along and adjacent to the north and south sides of Alexander and Bishoff Roads shall require a minimum lot size of one acre to be rezoned. **[Ord. 2004-051]**

4. Commercial Rezoning

An application for commercial zoning of land within the overlay cannot be submitted unless the land is designated Commercial on the FLUA. **[Ord. 2004-051]**

F. Property Development Regulations (PDRs)

Applications shall comply with the PDRs of the underlying districts except as follows.

1. Lot Dimensions, Yard Setbacks and Building Height

Setbacks and lot dimensions for commercial and industrial development shall comply with the PDRs in [Art. 3.D, Property Development Regulations](#), unless modified herein. **[Ord. 2004-051]**

a. Lot Size

The minimum lot size shall be one acre. **[Ord. 2004-051]**

b. Setbacks

The minimum building setbacks shall be as follows: **[Ord. 2004-051]**

- 1) No rear setbacks shall be required where an industrial lot abuts an existing or proposed railroad R-O-W or spur. **[Ord. 2004-051]**
- 2) Setbacks from all other property lines shall be required according to Table 3.B.10.F-5, PBAIO Setbacks. **[Ord. 2004-051]**

Table 3.B.10.F-5 PBAIO Setbacks

Yard	Minimum Setback
Front	25 feet/50 feet in CG
Side, interior	15 feet
Side, street	25 feet
Rear	50 feet
[Ord. 2004-051]	

c. Height

1) Maximum Height for Industrial and Commercial Development

When adjacent to an existing residential use, building height shall be limited to a maximum of 35 feet. The building height may be increased provided that two feet is added to all setbacks for each foot of building height above 35 feet. **[Ord. 2004-051]**

2. Commercial Vehicle Parking and Loading

No truck, or tractor-trailer parking or loading shall be permitted closer than 75 feet to the lot lines abutting a residential district (inclusive of the buffer), unless the area is designated as display parking as permitted by [Article 4.B, SUPPLEMENTARY USE STANDARDS](#). **[Ord. 2004-051]**

3. Landscaping

In addition to the provisions of [Article 7, LANDSCAPING](#), the following provisions shall be met where a use is proposed that is incompatible with an adjacent development or district. **[Ord. 2004-051]**

a. Minimum Dimensions of Landscape Buffer

1) Minimum Width

Ten feet. **[Ord. 2004-051]**

2) Minimum Length

The length of the property line between the commercial or industrial lot and the abutting lot or district. **[Ord. 2004-051]**

b. Mandatory Landscape Barrier

A landscape barrier shall be constructed within the landscape buffer. The landscape barrier shall consist of a solid (CBS) concrete block and steel wall with a continuous footing or an alternative acceptable to the Zoning Director, having a height no less than six feet. The exterior side of the masonry wall shall be given a finished architectural treatment that is compatible with the existing development. **[Ord. 2004-051]**

c. Planting Instructions

Trees shall be planted on alternating sides of the wall at intervals of 20 feet. Trees shall have a minimum height of ten feet. An 18 inch high hedge shall be planted on the exterior side of the wall, between the trees and wall, and running the length of the wall. **[Ord. 2004-051]**

d. Lighting

In addition to the standards of [Art. 5.E.4.E, Outdoor Lighting](#), and [Article 16, AIRPORT REGULATIONS](#), within the PBIAO shall comply with the following: **[Ord. 2004-051]**

1) Roof top lighting shall be permitted; **[Ord. 2004-051]**

2) Lighting fixtures shall be limited to the minimum needed for essential lighting of the site and building; and **[Ord. 2004-051]**

3) Lighting shall be scaled to pedestrians for sites or buildings adjacent to residential uses. **[Ord. 2004-051]**

G. Supplemental Regulations

1. Noise Compatibility and Abatement Requirements

a. Noise Abatement

For any commercial or industrial use, noise abatement measures incorporated into the design and construction of the structure must be used to achieve Noise Level Reduction (NLR) demonstrable to 25 Ldn, for reception, lounge, and office areas. **[Ord. 2004-051]**

b. Speakers

No outdoor speakers shall be allowed that are audible at the property line. **[Ord. 2004-051]**

2. Unified Control

Any development within PBIAO district shall be developed under common ownership or unity of control as provided in [Article 3.E, PLANNED DEVELOPMENT DISTRICTS \(PDDS\)](#). **[Ord. 2004-051]**

3. Enclosed Activities

In addition to standards in [Article 5.B.1.A.3, Outdoor Storage](#), all activities except storage and sales of landscape material, shall be operated within enclosed buildings. **[Ord. 2004-051]**

4. Renovation and Expansion of Non-residential Uses

When a structure used for industrial or commercial uses, lying in a residential district or adjacent to a residential district, is renovated or expanded by more than 20 percent of GFA, in any one or more expansions or the cumulative total of previous expansions, the PDR's of the PBIAO district shall apply. **[Ord. 2004-051]**

Section 11 RTO, Research and Technology Overlay

A. Purpose and Intent

The purpose and intent of the RTO is to protect critical industrial, manufacturing, research and development activities from the encroachment of incompatible land uses and activities; provide opportunities to locate accessory, auxiliary and supporting industrial land uses in close proximity to existing facilities; and ensure the location of land uses and activities in the district that are compatible with or complement manufacturing and high-tech operations that are related to the continuation and expansion of PBC's manufacturing and industrial base. The RTO is specifically included in this Code to meet provisions in the Plan related to the United Technologies Corporation (Pratt-Whitney Overlay). **[Ord. 2005 – 002]**

B. Boundaries

The RTO consists generally, of those lands in unincorporated PBC lying east and north of the Beeline Highway and the Pratt-Whitney facility, which includes all or portions of Sections 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, Township 41 Range 40; Sections 5, 6, 7, 8, 9, 17, 18 Township 41 Range 41; and Section 13, Township 41 Range 39.

C. Use Regulations

Development in the RTO shall comply with the use regulations of the underlying district.

1. Prohibited Noise Sensitive Uses:

- a. Residential (excluding caretaker quarters);
- b. Hotels, motels;
- c. Medical and dental offices; and
- d. Hospitals, medical centers.

2. Accessory Uses

Uses not listed above, which generally would not be allowed within the RTO may be permitted as accessory uses to a permitted principal use.

D. Property Development Regulations (PDRs)

All development within the RTO shall be subject to the property development regulations of the underlying district. However, development proposed in the NEO shall be subject to the development regulations of the NEO district.

E. Performance Standards

All development within the RTO shall comply with the rules and regulations of all governmental agencies having appropriate jurisdiction, and with all applicable requirements of this Code.

Section 12 SCGCFO, Sugar Cane Growers Cooperative of Florida Protection Area Overlay

A. Purpose and Intent

The purpose and intent of the SCGCFO is to maintain the integrity of bona fide agricultural operations related to the cultivation and processing of sugar cane, by prohibiting the encroachment of incompatible land uses or activities. It will also provide opportunities for the inclusion of related accessory and supporting uses and/or activities in close proximity to the existing mill. **[Ord. 2004-040]**

B. Boundaries

The SCGCFO includes all of Sections 21 and 28, the eastern half of Sections 20 and 29, Township 43 Range 37, excluding completely the western half of Section 20 and 29. **[Ord. 2004-040]**

C. Use Regulations

The following uses shall be permitted in the SCGCFO, subject to [Article 4.A, USE CLASSIFICATION:](#) **[Ord. 2004-040]**

Permitted Uses:

- Agriculture, bona fide
- Agriculture light manufacturing
- Agriculture research/development
- Agriculture, Storage
- Agriculture, transshipment
- Livestock raising (five or fewer animals per acre)
- Machine or welding shop
- Nursery, wholesale
- Park, passive
- Shadehouse, accessory (2,000 sq. ft. or less)
- Warehouse

Class A Conditional Uses:

- Electrical power facility
- Livestock raising (more than five animals per acre)
- Sugar mill or refinery

DRO Uses:

- Agriculture, Packing plant
- Agriculture, sales and service
- Chipping and mulching
- Communication tower, commercial
- Composting facility
- Government services
- Heavy industry
- Park, public
- Potting soil manufacturing
- Shadehouse (greater than 2,000 sq. ft.)
- Utility, minor
- Vocational school
- Water or treatment plant

Special Permit:

- Produce stand, Temporary
- Recycling drop off bin
- Security/caretaker quarters

D. Property Development Regulations (PDRs)

All development within the SCGCFO shall be subject to the PDRs for the Light Industrial (IL) zoning district, pursuant to [Table 3.D.1.A-16, Property Development Regulations.](#)

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Section 13 SR 80 Nonresidential Overlay

A. Purpose and Intent

To maintain the character of the Rural Tier, and to implement the goals and objectives in the Plan, the ZC and BCC may impose conditions of approval on non-residential uses in the Rural Tier along SR 80 as follows.

B. Conditions

Conditions may exceed Code requirements by up to 500 percent based on the size, depth, and width of the site, compatibility with surrounding land uses, and impact of the proposed use on the surrounding area. Conditions may include, but are not limited to: additional setbacks, landscaping, buffering, screening; a requirement to provide equestrian trails; and more restrictive signage, lighting, access, and hours of operation.

C. Retention/Detention Areas

If a condition requires a landscape buffer which is twice as large as a required buffer, dry retention/detention areas may overlap the buffer provided up to 50 percent of the width. Wet retention/detention areas, water management tracts, and easements may overlap up to 25 percent of the additional width provided.

Section 14 TAPO, Turnpike Aquifer Protection Overlay

A. Purpose and Intent

The purpose and intent TAPO District is to: (1) protect and safeguard the public health, safety and welfare by enhancing the functions of natural groundwater recharge areas; (2) minimize any potential adverse impacts on the surficial aquifer system, known locally as the "Turnpike" aquifer by limiting or restricting certain incompatible uses and developments; and (3) prevent the continuing loss of prime public water supply sites by requiring certain developments and uses to identify and/or dedicate public water supply sites.

B. Applicability

1. The provisions of the TAPO shall apply to all new development, new uses or expansions of existing uses within its boundaries.
2. All new development, new uses or expansion of existing uses located within the TAPO shall be designed and constructed to protect and preserve the identified groundwater resources of the area. For the purposes of this Section, all improvements shall be designed and constructed in accordance with the public supply water well site location criteria contained within this Section.

C. Exemption

All development and uses which existed within the revised TAPO boundaries, as described in [Article 3.B.14.D, Boundaries](#) around Water Treatment Plant (WTP) 3 on June 16, 1992, and around WTP 8 on the effective date of this Code shall be exempt from the requirements of this Section.

D. Boundaries

The TAPO boundaries shall generally be described as two areas around Water Treatments Plants (WTP) 3 and 8.

1. The TAPO around WTP-3 includes portions of the area north of Woolbright Road, south of Boynton Beach Boulevard, east of Hagen Ranch Road, and west of Jog Road.
2. The TAPO around WTP-8 includes portions of the water plant property; the area north of Belvedere, west of Jog Road and south of the Turnpike; and the area north of Southern Boulevard, south of Belvedere, east of the turnpike and west of Drexel Road.

The specific boundaries are depicted on maps and legal descriptions incorporated herein and made a part of this Code. See [Appendix 1, Legal Description Water Treatment Plant No. 3](#), and [Appendix 2, Legal Description Water Treatment Plant No. 8](#).

E. Conflict with Other Applicable Regulations

The requirements of this Section, unless superseded by [Article 14.B, WELLFIELD PROTECTION](#), of this Code or applicable state or federal law, shall apply to all new development, new uses or expansion of existing uses within the TAPO.

F. General Provisions

1. All new development, new uses or expansion of existing uses within the TAPO which occur following the effective date of this Section shall comply, at a minimum, with the Zone 3 requirements of [Article 14.B, WELLFIELD PROTECTION](#), of this Code for the storage, handling, use, or production of regulated substances.

2. All new development, new uses or expansion of existing uses within the TAPO shall comply with the public supply water well location criteria as provided herein.
3. All requests for development approval for new uses or expansion of existing uses within the TAPO submitted after the effective date of this Section shall comply with the provisions of this Section.

G. Mandatory Identification and Dedication of Public Supply Water Well Sites

Development approvals for new development, new uses or expansion of existing uses within the TAPO submitted after the effective date of this Section shall identify public supply water well sites. Dedication of public supply water well sites shall be required when there is rough proportionality between the required dedication and the needs of the community because of the development. The amount of well sites to be identified or identified and dedicated shall be based upon the total size of the proposed project as provided below:

1. Developments consisting of at least 25 acres, but less than 100 acres, shall be required to identify or identify and dedicate one public supply water well site;
2. Developments consisting of at least 100 acres, but less than 200 acres, shall be required to identify or identify and dedicate two public supply water well sites; and,
3. Developments consisting of more than 200 acres shall be required to identify or identify and dedicate one public supply water well site for each 100 acres or part thereof.

H. Public Supply Water Well Site Compatibility and Location Criteria

1. Public supply water well sites shall be located to be compatible with the groundwater resources of the area. To ensure compatibility, public supply water well sites shall be designed to achieve the following:
 - a. maximize natural groundwater recharge;
 - b. minimize potential drawdown impacts to surrounding natural resources, environmental resources, and artificial surface water management systems; and
 - c. minimize adverse impacts to surrounding nonresidential land uses as outlined in [Article 14.B, WELLFIELD PROTECTION](#), of this Code.
2. The following criteria shall be used in locating public supply water well sites in all new development, new uses or expanded uses located within the TAPO:
 - a. Public supply water well sites shall be located along the perimeter of the affected property in a manner acceptable to the PBCWUD;
 - b. Public supply water well sites shall be located, in a manner acceptable to the PBCWUD, to facilitate connection to any existing or proposed raw water line located along the R-O-W of Jog Road or Hagen Ranch Road;
 - c. Public supply water well sites, to the extent possible and in a manner acceptable to the PBCWUD, shall be evenly spaced, with a minimum separation distance of 500 feet between such sites;
 - d. Public supply water well sites shall be located in accordance with setbacks required by the FDEP and by [Article 15.B, Environmental Control Rule II - Drinking Water Supply Systems](#);
 - e. Public supply water well sites shall be located within new or expanded land uses in a manner acceptable to the PBCWUD to minimize drawdown impacts to natural water bodies, surface water management systems with planted littoral shelves, and wetlands;
 - f. Public supply water well sites to be dedicated, unless other dimensions are approved by the PBCWUD, shall be a minimum size of 60 feet by 40 feet; and
 - g. Public supply water well sites, to the maximum extent possible, shall be located on properties acquired, dedicated, or reserved for public or common purposes such as parks, open space or easements.

I. Dedication of Well Site Within Required Open Space

For the purposes of this Code, well sites dedicated to the PBCWUD shall be included in any calculation to determine required open space.

J. Access Easement to Dedicated Public Supply Water Well Site

1. A permanent access easement from each dedicated public supply water well site to the closest public R-O-W shall be provided in a manner acceptable to the PBCWUD for such purposes as maintenance of equipment and installation of water pipes.
2. If a public R-O-W does not exist adjacent to a public supply water well site, a permanent access easement shall be provided in a manner acceptable to the PBCWUD.

K. Temporary Construction Access Easement

A temporary construction access easement shall be provided from each dedicated public supply water well site to the closest public R-O-W or other R-O-W acceptable to the PBCWUD.

L. Hold Harmless Agreements

Each dedication of a public supply water well site shall include a hold harmless agreement to relieve PBC from liability for impacts to on-site irrigation wells, aesthetic lakes, and surface water management systems. The agreement shall be in a form acceptable to the County Attorney's Office.

M. Dedication of Public Water Supply Sites

1. Upon approval of each future well site or sites by the PBCWUD, a conditional letter of acceptance will be issued. Prior to application for building permits, each public supply water well site shall be identified or identified and dedicated as provided below:
 - a. If a new development, a new use or an expanded use does not require recording of a plat then each public supply water well site to be dedicated shall be conveyed within 90 days following final site plan certification by the DRO. The conveyance shall be in a form approved by the County Attorney's Office.
 - b. If a new development, a new use or expanded use requires recording a plat, the location and recordation information of each public supply water well site shall be shown on such plat.
 - c. If a new development, a new use or expanded use does not require a recorded plat or final DRO site plan or subdivision certification, then each public supply water well site to be dedicated shall be conveyed prior to issuance of the first required development permit, including a vegetation removal permit other than a prohibited species removal permit, excavation permit, or building permit. However, the PBCWUD may stipulate an alternate time when the public supply water well site dedication shall occur. The conveyance shall be in a form approved by the County Attorney's office.
2. The location of each well site to be dedicated shall be approved by the PBCWUD.

N. Developer's Agreements

The PBCWUD may require, as part of a developer's agreement to provide water or sewer service to a new or expanded land use, dedication of public supply water well sites consistent with the provisions of this Section.

Section 15 WCRAO, Westgate Community Redevelopment Area Overlay

A. Purpose and Intent

The Westgate/Belvedere Homes Community Redevelopment Agency (WCRA) was created pursuant to F. S. §163 Part III, Community Redevelopment, to remove blighted conditions, enhance the PBC's tax base, improve living conditions, and preserve areas of low and moderate cost housing in the Westgate/Belvedere Homes area of unincorporated PBC.

The use of community redevelopment powers enables the BCC and the WCRA to make public improvements that encourage and enhance investment while providing neighborhood stability, prevent continuation of inefficient and incompatible land use patterns, and assist revitalization and rehabilitation of older commercial and residential areas in the Westgate/Belvedere Homes area. The WCRAO is established with the purpose and intent of encouraging development and redevelopment of the Westgate/Belvedere Homes area through regulatory incentives; arresting deterioration of property values; preserving and protecting existing, viable affordable housing; providing opportunity for the future development of affordable housing; implementing the 2004 Westgate/Belvedere Homes Community Redevelopment Plan (WCRA Plan); providing for mixed use development; and providing for increased residential densities and commercial intensities, without amendment to the Plan.

The WCRA Plan proposes to use smart growth and form based code principles that incorporates urban design and mixed use development to achieve infill, residential and commercial redevelopment. Mixed use development is required to implement the goals of the WCRA Plan to allow for a pedestrian friendly environment, the vertical integration of uses, and higher intensity and density. **[Ord. 2006-004]**

B. General Development Standards

1. Nonconformities

Nonconforming uses, structures and lots shall be allowed to continue subject to the provisions of [Art. 1.F, Nonconformities](#). **[Ord. 2006-004]**

a. Expansion of Existing Non-conforming Parking

The addition of parking that does not meet the location requirements of this Section, that is included in the expansion of a non-conforming structure shall be permitted subject to BCC approval of a Class A Conditional Use. **[Ord. 2006-004]**

2. Exemptions

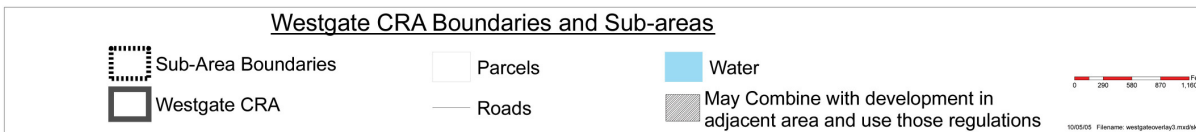
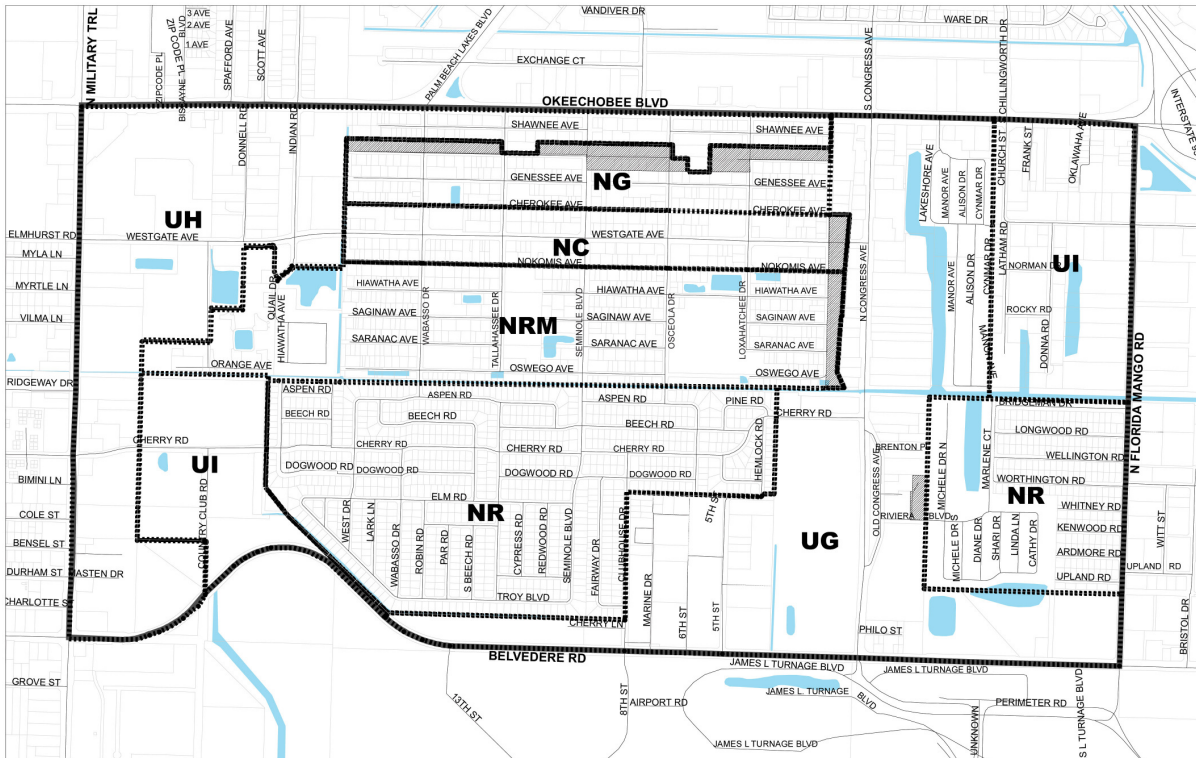
All properties in the PO district or any publicly owned properties developed to serve a public use shall be exempt from the requirements of [Art. 3.B.15, WCRAO](#). **[Ord. 2006-004]**

C. Boundaries

1. WCRAO Boundaries

The WCRAO consists of those lands within unincorporated PBC bounded by Okeechobee Boulevard on the north, Belvedere Road on the south, Florida Mango Road on the east, and Military Trail on the west. See Figure 3.B.15.C-1 – Map of WCRAO Boundaries and Sub-areas. [Ord. 2006-004]

Figure 3.B.15.C-1 – Map of WCRAO Boundaries and Sub-areas



[Ord. 2006-004]

2. Sub-area Boundaries and Descriptions

To implement the WCRAO Plan, Sub-areas are hereby established to identify additional use regulations, PDRs, and supplemental standards that may differentiate from related requirements of the ULDC. Unless expressly stated herein, development shall comply with the requirements of a site’s zoning district and FLU designation. Sub-area boundaries are based on the WCRAO Plan and the need for special protective measures, additional design standards, and redevelopment incentives within specific geographic areas. See Figure 3.B.15.C-1 – Map of WCRAO Boundaries and Sub-areas, for the location of each Sub-area. [Ord. 2006-004]

a. NR, Neighborhood Residential

Intended to maintain and encourage the redevelopment of existing single-family residential dwellings. [Ord. 2006-004]

b. NRM, Neighborhood Residential – Medium Density

Intended to encourage mixed use development based on CL neighborhood based uses and single-family, townhouse and multi-family dwelling units. [Ord. 2006-004]

c. NG, Neighborhood General

Intended to encourage mixed use development, including more intense commercial uses, and townhouse and multi-family dwelling units. [Ord. 2006-004]

d. NC, Neighborhood Commercial

Intended to be the key focal point of the redevelopment area, with provisions allowing for or requiring mixed use development with more intense commercial uses. [Ord. 2006-004]

e. UG, Urban General

Additional redevelopment area allowing for mixed use development with more intense commercial and residential uses, including multi-story towers where feasible. [Ord. 2006-004]

f. UH, Urban Highway

Existing commercially developed corridors with little or no changes proposed to current Zoning PDRs or use regulations. [Ord. 2006-004]

g. UI, Urban Industrial

Existing commercial and industrial areas that will be encouraged to be redeveloped by the recent adoption of FLU amendments allowing CH or IND development. [Ord. 2006-004]

3. Redevelopment or Expansion in the UH and UG Sub-areas

Redevelopment projects or the expansion of an existing project in the UH and UG Sub-areas that include parcels in the NG, NC or NRM sub-areas that are shaded in Figure 3.B.15.C-1, Map of WCRAO Boundaries and Sub-areas, may elect to develop in accordance with the requirements of the majority Sub-area. [Ord. 2006-004]

D. Development Review Procedures

1. WCRA Recommendation

Applicants must obtain a recommendation from the WCRA, prior to submittal of any application outlined under [Art. 2, Development Review Procedures](#), for the following: Official Zoning Map Amendments, Conditional Uses, Requested Uses, Development Order Amendments, Plan Amendments, Density Bonuses, Variances and projects requiring DRO approval. An application for a WCRA recommendation must be made in accordance with the following: [Ord. 2006-004]

a. Application Requirements

The form and application requirements for a WCRA recommendation shall be submitted as specified by the WCRA; however, in no case shall supporting documents required by the WCRA exceed the requirements of the Development Review Procedures listed above. [Ord. 2006-004]

b. Timeframe for Response

WCRA staff shall determine whether or not the application is sufficient or insufficient within ten working days. Any amendment to an application shall require the timeframe for response to restart. [Ord. 2006-004]

1) Sufficiency and Recommendation

If the application is determined to be sufficient, a recommendation shall be mailed to the applicant within 30 days of application submittal. If a recommendation is not made within this timeframe, the application shall be considered to have received a recommendation for approval, and the WCRA shall provide a letter indicating such. [Ord. 2006-004]

2) Insufficiency

If an application is determined to be insufficient, WCRA staff shall provide a written notice specifying the deficiencies to the applicant, to be mailed within ten days of receipt of the application. No further action shall be taken until the applicant remedies the deficiencies. If the deficiencies are not remedied within 20 days of the date of the written notice, the application shall be considered to have a recommendation for denial. If amended and determined to be sufficient, the application shall be processed in accordance with [Art. 3.B.15.D.b.1, Sufficiency and Recommendation](#). [Ord. 2006-004]

2. Public Hearing Procedures

In addition to the requirements of [Art. 2, Development Review Procedures](#), the following shall apply: [Ord. 2006-004]

a. Official Zoning Map Amendments

All Official Zoning Map Amendment requests shall comply with the following standards; [Ord. 2006-004]

1) Industrial Districts

Any request to rezone lots located in the flight path of the PBI to an industrial district shall not require a Plan Amendment, in accordance with Policy 1.2-4.d of the Plan. [Ord. 2006-004]

2) Commercial Districts

Any request to rezone lots to a commercial district or PDD that were not designated commercial on the FLUA as of the Plan's August 31, 1989 adoption shall not require a FLUA amendment, in accordance with Policy 1.2-4.c of the Plan, subject to the following: [Ord. 2006-004]

a) Purpose

The rezoning advances the purpose and intent of the WCRA Plan, and does not have an adverse impact on surrounding uses. [Ord. 2006-004]

b) 20 Percent Limitation

The rezoning must not cause the total amount of acreage in the WCRAO shown as commercial on the FLUA as of the August 31, 1989 adoption of the Plan to be increased by more than 20 percent. [Ord. 2006-004]

c) WCRA Approval

The applicant receives a recommendation for approval from the WCRA in accordance with Art. 3.B.15.D.1, WCRA Recommendation. [Ord. 2006-004]

b. Class A Conditional Uses on Lots Two Acres or Less

A DOA or new application for a Class A Conditional Use, with a Gross Land Area of two acres or less, may be approved as a Class B Conditional Use. [Ord. 2006-004]

E. Use Regulations

1. Mixed Use

In the WCRAO, mixed use means the combination of residential and one or more non-residential uses that are functionally integrated. Mixed use may be required or permitted in commercial districts that have a commercial with underlying residential FLU designation, as indicated in Table 3.B.15.E-6, WCRA Mixed Use. [Ord. 2006-004]

Table 3.B.15.E-6 – WCRAO Mixed Use

Sub-areas	NR	NRM	NG	NC	UG	UH	UI
Mixed Use	Prohibited	Required ¹	Required ¹	Required ^{2,5}	Permitted	Permitted	Prohibited
Minimum Residential Use ⁴	N/A	50%	50%	25%	N/A	N/A	N/A
Maximum Residential Use	N/A	100%	100%	75% ³	N/A	N/A	N/A
Minimum Non-residential Use	N/A	0%	0%	25% ³	N/A	N/A	N/A
Maximum Non-residential Use ⁴	N/A	50%	50%	75%	N/A	N/A	N/A
[Ord. 2006-004]							
Notes:							
1. Non-residential zoned lots with a commercial with underlying residential FLU designation, approved as part of Plan Amendment Round 2005-01, shall be subject to the requirements of Art. 3.B.15.E.1.a, Required Mixed Use in NRM, NG and NC Sub-areas. [Ord. 2006-004]							
2. Required only on Westgate between Loxahatchee Drive and Wabasso Drive in accordance with Art. 3.B.15.E.1.a, Required Mixed Use in the NRM, NG and NC Sub-areas. [Ord. 2006-004]							
3. Maximum residential use may be increased to 100% and minimum non-residential uses may be reduced to 0%, east of Loxahatchee Drive, and West of Wabasso Drive. [Ord. 2006-004]							
4. Minimum and maximum percentages for residential and non-residential uses are calculated by dividing the total GFA for either use (residential OR non-residential) type by the total GFA (residential AND non-residential). [Ord. 2006-004]							
5. Minimum residential and maximum non-residential percentages may be waived once all permitted residential density has been utilized, if no Density Bonus Pool units are available. [Ord. 2006-004]							

a. Required Mixed Use in NRM, NG, and NC Sub-areas

In the NRM, NG and NC Sub-areas, non-residential uses shall only be permitted if all permitted residential density is utilized, but in no case shall it be less than one unit. Density shall be calculated as standard density, or maximum density for PDDs, TDDs, and projects meeting the requirements of FLUE Policy 1.2.2-a of the Plan, which ever is greater. Regardless of mix of uses, non-residential FAR shall not exceed the maximum FAR permitted by the Plan. [Ord. 2006-004]

b. Vertical Integration

Projects that vertically integrate a minimum of 20 percent of a site's approved (includes allowed density and any density bonus units) residential density with commercial uses may be allowed to utilize up to 100 percent of both the site's commercial intensity and residential density. [Ord. 2006-004]

2. Sub-area Use Regulations

a. Use Regulations

In addition to the requirements of Table 3.E.1.B-21, Table 3.F.1.F-44, and Table 4.A.3.A-1 the following uses shall be prohibited or permitted in the WCRAO Sub-areas: [Ord. 2006-004]

Table 3.B.15.E-7 – WCRAO Sub-area Use Regulations

Sub-areas	NR	NRM	NG	NC	UG	UH	UI	NOTE ²
Residential Uses								
Multi-family	X	-	-	-	-	-	-	87
Commercial Uses								
Adult entertainment	X	X	X	X	X	X	X	2
Auto Service Station	X	X	X	-	-	-	-	18
Convenience Store with Gas Sales	X	X	X	-	-	-	-	37
Day Labor Employment Serv.	X	X	X	X	X	X	X	41
Repair and Maintenance, General	X	X	X	-	-	-	-	107
Self-service Storage	X	X	X	X	-	-	-	120
Vehicle Sales and Rental	X	X	X	-	-	-	-	135
Office Warehouse	X	X	X	X	A ¹	A ¹	A ¹	138
Key								
X	Prohibited in Sub-area.							
-	Subject to Use Regulations of zoning district.							
A	Class A Conditional or Requested Use							
[Ord. 2006-004]								
Notes:								
1.	Limited to lots with a CH or IND FLU Designation and corresponding zoning district. [Ord. 2006-004]							
2.	A number in the NOTE column refers to Art 4.B, Supplementary Use Standards, which are applicable to the use. [Ord. 2006-004]							

b. Table for Allowable Uses by Floor

Where permitted by the existing zoning district, uses shall be further regulated by floor, as indicated in Table 3.B.15.E-8, WCRA Sub-area Uses Permitted by Floor, and Figure 3.B.15.F-3 WCRAO Sub-area Building Configurations and Lot Placements. **[Ord. 2006-004]**

Table 3.B.15.E-8 – WCRAO Sub-area Uses Permitted by Floor¹

Sub-areas	NR	NRM	NG	NC	UG	UH	UI
1 st Floor	R,Cv, Rc	All	All	C, O, CV, Rc ²	All	All	C, I, O
2 nd Floor	R,Cv, Rc	R,Cv,Rc,O	R,Cv,Rc,O	All	All	All	All
3 rd Floor	R	R	R	R,O	All	All	All
4 th Floor	NA	NA	R	R,O	All	All	All
5 th Floor and above	NA	NA	NA	R	All	All	All
Key							
All	Residential, Civic, Recreation, Office, Commercial, and Industrial			R	Residential		
C	Commercial, other than office			CV	Civic		
I	Industrial			Rc	Recreation		
NA	Not Applicable			O	Office		
[Ord. 2006-004]							
Notes:							
1.	Use allowed by floor only where permitted by existing zoning district, and the mixed use provisions of Table 3.B.15.E-6, WCRAO Mixed Use. [Ord. 2006-004]						
2.	All uses are permitted East of Loxahatchee Drive and West of Wabasso Drive. [Ord. 2006-004]						

F. Property Development Regulations (PDRs)

1. Sub-area PDRs

In order to implement the form based code build to lines outlined in the WCRA Plan, additional PDRs are established for the seven Sub-areas. Development in the WCRAO shall be in compliance with all standard, PDD or TDD PDRs, unless specified otherwise in Table 3.B.15.F-9, WCRAO Sub-area PDRs, and Figure 3.B.15.F-3, WCRAO Sub-area Building Configuration and Lot Placement. **[Ord. 2006-004]**

a. NRM, NG and NC Side Setback Reduction

A building in the NRM, NG and NC sub-areas may be built along the interior side property line with a zero setback, subject to the following for the façade built with a zero setback: **[Ord. 2006-004]**

- 1) No windows, doors or other openings are permitted. No portion of building, including roof eaves, gutters and soffits may encroach onto adjacent property. **[Ord. 2006-004]**
- 2) No form of opening, attachment, or any item or method of construction requiring maintenance other than cleaning and painting when visible, shall be permitted. **[Ord. 2006-004]**
- 3) A maintenance easement is granted allowing for a minimum of two feet for access to any portion of a structure left exposed and requiring limited maintenance, such as cleaning and painting. **[Ord. 2006-004]**
- 4) Height shall be limited to two stories and a maximum of 25 feet. Additional height may be permitted subject to the standard setback and any other setback requirements. **[Ord. 2006-004]**

Table 3.B.15.F-9 – WCRAO Sub-area PDRs

Sub-areas	NR	NRM	NG	NC	UG	UH	UI	
Lot Dimensions:								
Minimum Lot Depth	90'	-	-	-	-	-	-	
Maximum Building Coverage	-	40%	40%	40% ²	40% ²	40% ²	45% ²	
Setbacks:								
Front ^{1,3}	-	Build to Line	Build to Line	Build to Line	Build to Line	-	Build to Line	
Side ¹	-	10' ⁴	10' ⁴	10' ⁴	15'	15'	20'	
Side Street ^{1,3}	-	Build to Line	Build to Line	Build to Line	Build to Line	-	Build to Line	
Rear ^{1,4}	-	25'	25'	25'	25'	25'	25'	
Build to Line ³:								
Frontage ¹	-	15'	15'	10'	C/MU: 10-25'	-	C 10' - 25'	
Minimum Building Frontage								
Frontage ¹	-	60%	60%	80%	60%	-	C: 60%	
Plazas and Squares								
Build to Line Exception ¹	-	25% of frontage, up to a depth of 20'					-	-
Min Width ¹	-	20'	20'	20'	20'	-	-	
Minimum Length ¹	-	20'	20'	20'	20'	-	-	
Maximum Height								
Stories ¹	-	3	4	6	20	10	15	
Feet ¹	-	36'	48'	72'	240'	120'	180'	
Accessory dwellings		2 stories and 25'		-	-	-	-	
Other								
Maximum Building Length ^{1,7}	-	300'	300'	300'	300'	-	-	
Key								
-	PDRs not specified in this table shall be subject to the PDRs of the lot's zoning district.							
C	For Commercial Uses							
MU	For Mixed Uses							
[Ord. 2006-004]								
Notes:								
1. Single-family dwellings are not subject to Sub-area provisions. [Ord. 2006-004]								
2. Building coverage may be increased to 60% if all parking is provided offsite or in a parking structure. [Ord. 2006-004]								
3. Additional setbacks may apply per Art. 3.B.15.F.3, Sky Plane Exposure. [Ord. 2006-004]								
4. Side setbacks may be reduced to zero in accordance with Art. 3.B.15.F.1.a, NRM, NG and NC Side Setback Reduction. [Ord. 2006-004]								
5. Width may be reduced by 50 percent for buildings less than 80 feet in length. [Ord. 2006-004]								
6. Mid-block separation a minimum of 20 feet in width is required at the first floor level for building length in exceeding 200 feet, and must be 50 feet or more from either end of the building. [Ord. 2006-004]								
7. Mid-block separation a minimum of 20 feet in width is required at the first floor level for building length in exceeding 200 feet, and must be 50 feet or more from either end of the building. [Ord. 2006-004]								

2. Build to Line and Frontages

a. Build to Line

The build to line may be adjusted by the DRO to accommodate requirements such as, increased R-O-W buffers due to location of existing utility easements, or required corner clips. Where a build to line is required by Table 3.B.15.F-9, WCRAO Sub-area PDRs, the first three floors of all main structures, excluding parking garages, shall be built to the build to line, unless specified otherwise. An additional ten or 12 foot setback is permitted where a gallery is used in lieu of an

arcade. Up to 25 percent may be setback to accommodate requirements for balconies, and recesses and projections up to a maximum of three feet. [Ord. 2006-004]

b. Building Frontage

Building frontage shall be in accordance with the requirements for each Sub-area and Figure 3.B.15.F-3, WCRAO Sub-area Building Configurations and Lot Placements, and Figure 3.B.15.F-4, Required Building Orientation. Frontage requirements may be reduced for lots with no rear access to required parking to accommodate a drive isle to the rear of the lot and required landscaping. [Ord. 2006-004]

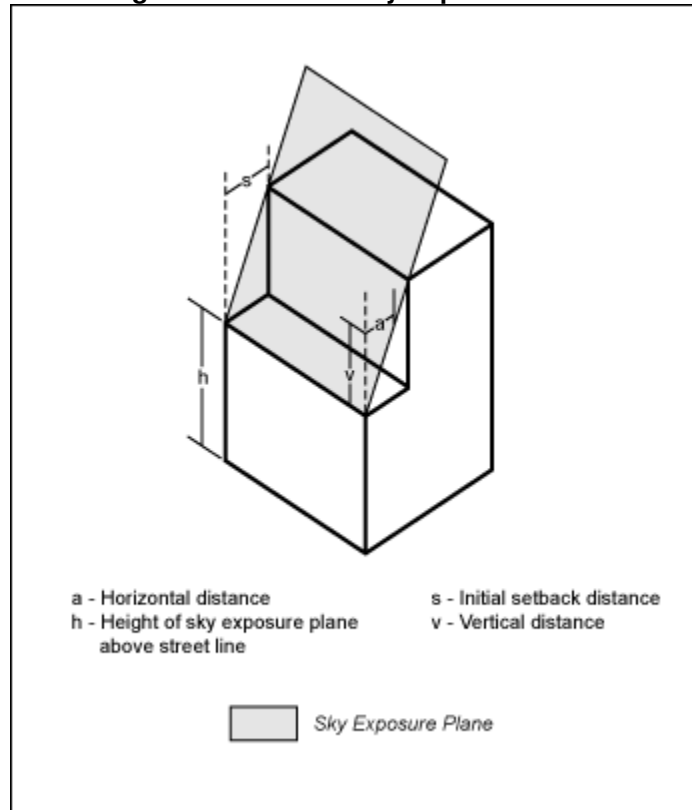
3. Sky Exposure Plane

In the NC, UG, and UI Sub-areas, the maximum height of a structure at the build to line shall be in accordance with Table 3.B.15.F-10, Sky Exposure Plane, and Figure 3.B.15-F-2, Sky Exposure Plane. [Ord. 2006-004]

Table 3.B.15.F-10 – Sky Exposure Plane

Sub-area		NC	UG and UH	UI
s Initial Setback Distance	Narrow Street	20	20	20
	Wide Street	15	15	15
h Maximum Height of Sky Exposure Plane at Build to Setback Line.		48' or 4-stories, whichever is less	60' or 5-stories, whichever is less	72' or 6-stories, whichever is less
On Narrow Street	v Vertical Distance 1	1	2.7	3.7
	a Horizontal Distance 2	1	1	1
On Wide Street	v Vertical Distance 1	1	5.6	7.6
	a Horizontal Distance 2	1	1	1
[Ord. 2006-004]				
Notes:				
1. Slope is expressed as a ratio of vertical distance to horizontal distance. [Ord. 2006-004]				
2. A narrow street has an R-O-W of 60' or less, and a wide street has a R-O-W of 60' or greater. [Ord. 2006-004]				

Figure 3.B.15.F-2 – Sky Exposure Plane



[Ord. 2006-004]

4. Base Building Line

The 40 foot wide visual buffer requirement of [Article 3.D.1.D.1, Base Building Line](#), shall not apply to those lots abutting Westgate Avenue between Congress Avenue and Military Trail. The base building line for said lots shall be the existing R-O-W line of Westgate Avenue. **[Ord. 2006-004]**

Figure 3.B.15.F.3 - WCRAO Sub-area Building Configurations and Lot Placements

Sub-area	Maximum Height, Number of Floors, and Uses by Floor	PDRs - Setbacks, Building Area, and a Maximum Building Coverage
NR		ZD for all
NRM		
NG		
NC		

KEY for allowable usage by floor:*
 R= Residential O= Office
 C= Commercial I= Industrial
 Cv= Civic Rc= Recreational
 All= R, O, C, I, Cv, Rc

Key for setbacks:
 f= front setback ss= side setback
 s= side setback r= Rear Setback
 ZD= Regulations of Applicable Zoning District

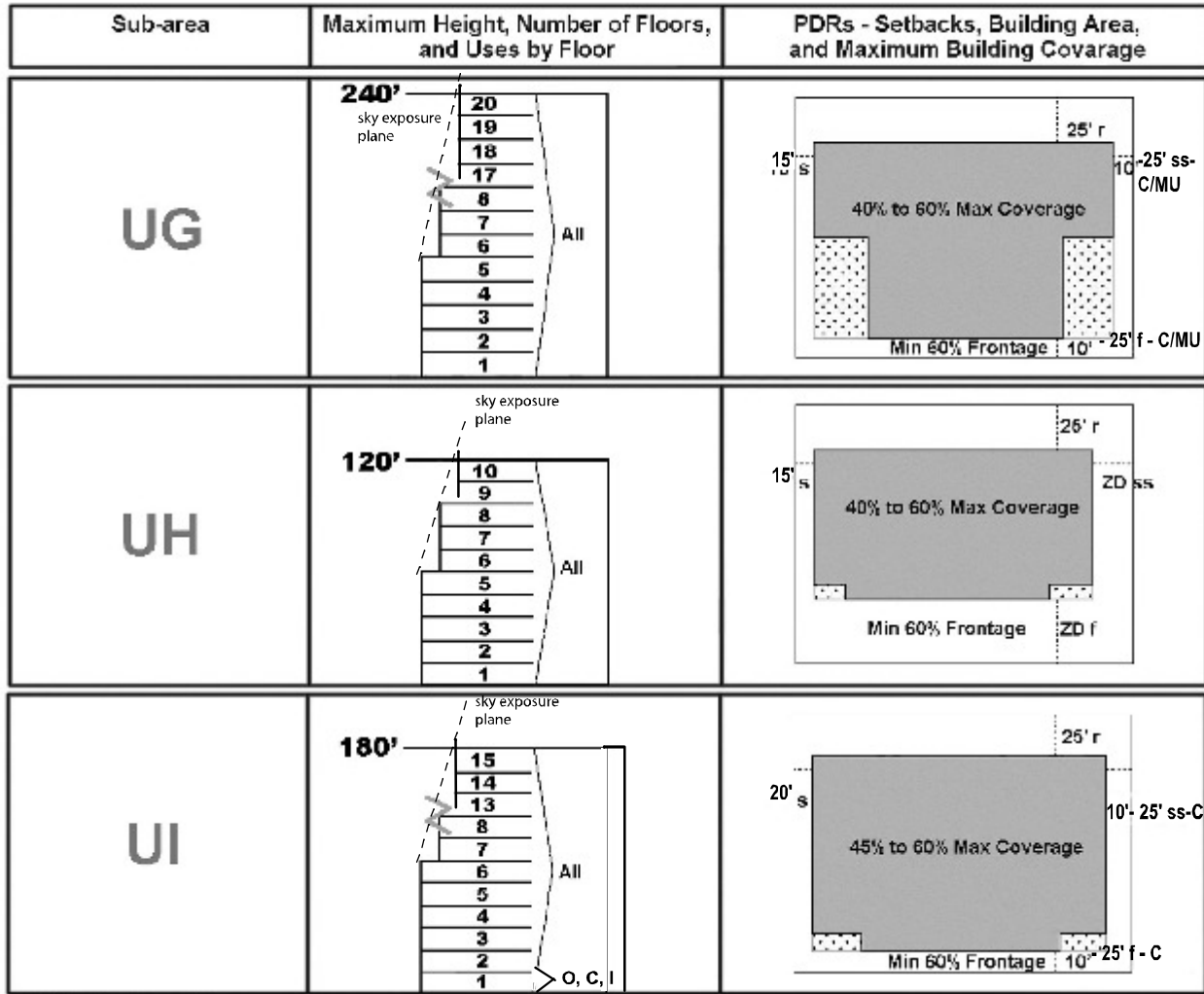
Building Coverage
 Buildable Area

* Use allowed by floor only where permitted by existing zoning district, and the mixed use provisions of Table 3.B.15.E-1, WCRAO Mixed Use.

[Ord. 2006-004]

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Figure 3.B.15.F.4 - WCRAO Sub-area Building Configurations and Lot Placements



KEY for allowable usage by floor:*

R= Residential O= Office
 C= Commercial I= Industrial
 Cv= Civic Rc= Recreational
 All= R, O, C, I, Cv, Rc

Key for setbacks:

f= front setback ss= side setback
 s= side setback r= Rear Setback
 ZD= Regulations of Applicable Zoning District

Building coverage
 Buildable Area

* Use allowed by floor only where permitted by existing zoning district, and the mixed use provisions of Table 3.B.15.E-1, WCRAO Mixed Use.

[Ord. 2006-004]

G. Supplementary Standards

In addition to the requirements of [Art. 5 Supplemental Regulations](#), and Table 3.B.15.G-11, WCRAO Supplementary Standards by Sub-Area, the following shall apply: [Ord. 2006-004]

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Table 3.B.15.G-11 – 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	-	³	³	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 façade				-	-	-
Min/Max Balcony Depth	3'/3'				-	-	-
Min/Max Balcony Length	6'/50% total of building façade				-	-	-
Parking:							
Location of Surface Parking	-	Rear	Rear	Rear	-	-	-
Driveways ⁵	-	Rear	Rear	Rear	-	-	-
Location of Accessory Dwellings and Garages:							
Detached	Location	Back of rear façade of primary structures.		-	-	-	-
	Setbacks	5' side or rear ⁶		-	-	-	-
Attached	Location	Setback a min. of 20' from front façade		-	-	-	-
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]							

1. Accessory and Prohibited Uses

a. Accessory Structures

Accessory structures shall be architecturally compatible with the principal building. **[Ord. 2006-004]**

b. Accessory Dwellings and Garages

Accessory dwellings and garages shall meet the requirements of Table 3.B.15.G.11, WCRAO Supplementary Standards by Sub-Area and Figure 3.F.3.E-26, TND Garages. **[Ord. 2006-004]**

c. Prohibited Uses in Front Yards

In the NR, NRM, NG Sub-areas, the following uses are prohibited in front yards or building façades: **[Ord. 2006-004]**

- 1) Parking on unpaved surfaces. **[Ord. 2006-004]**
- 2) Clotheslines and other clothes drying apparatus. **[Ord. 2006-004]**
- 3) Electrical meters. **[Ord. 2006-004]**
- 4) Air conditioning equipment, including window units on the building façade. **[Ord. 2006-004]**
- 5) Antennas and satellite dishes. **[Ord. 2006-004]**

2. Fences, Walls and Hedges

Interior fences and walls in the NRM, NG and NC Sub-areas shall be decorative in nature, and shall not obstruct views of pedestrian access-ways, courtyards, or parking entrances. **[Ord. 2006-004]**

a. Mixed Use Development and NC Sub-area

Fences and walls shall be prohibited in the front or side street setbacks for mixed use development or any project in the NC Sub-area. [Ord. 2006-004]

b. NRM and NG Sub-areas

Fencing for residential uses in front yard setbacks may be increased to six feet in height if limited to decorative wrought iron or other similar materials that do not obstruct vision. [Ord. 2006-004]

3. Architectural Guidelines

a. Porches and Balconies

Notwithstanding the requirements of Art. 5.C.1.H.2.b, Balconies and Patios, a minimum of 20 percent of all townhouses or the total number of multi-family dwelling units on each floor shall have individual balconies or porches. A minimum of one balcony or porch shall be required for any project with less than five units. [Ord. 2006-004]

b. Building Entrance Orientation

All uses in the NRM, NG, NC and UG Sub areas shall have a principal entrance on the first floor oriented towards the street used as the primary frontage for the building. [Ord. 2006-004]

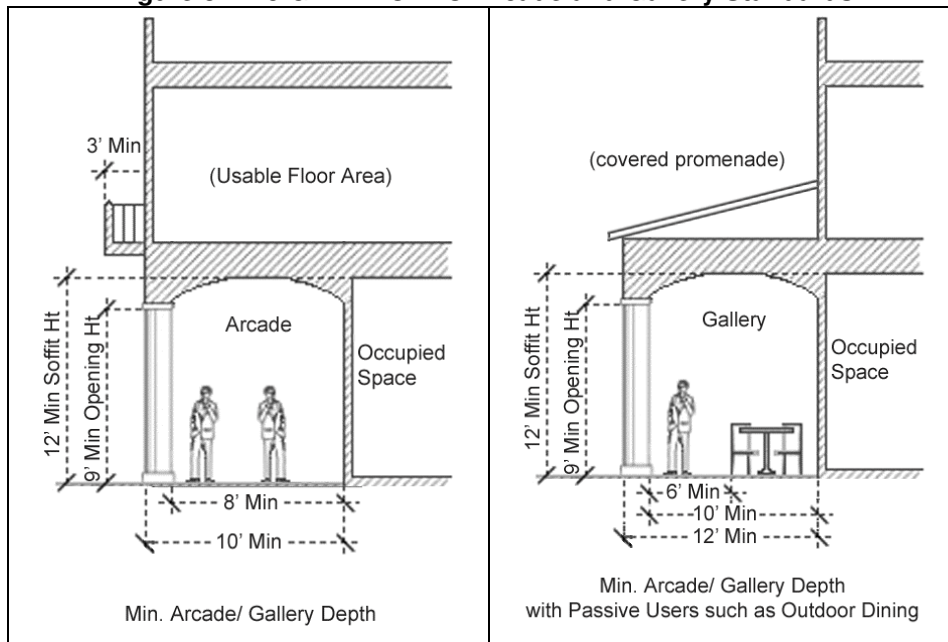
c. Fenestration Details - Windows and Doors

All mirrored or reflective glass, sliding glass doors and glass blocks shall be prohibited. Where required, glazing shall have a minimum 85 percent transparency. A minimum of six square feet of glazing per linear foot of façade shall be provided at a pedestrian scale, on the first floor frontage or side street frontage. A minimum of two square feet of glazing per linear foot facade shall be required per floor, for all floors on the frontage or side street frontage. [Ord. 2006-004]

d. Arcades and Galleries

Arcade or gallery dimensions shall be in accordance with Figure 3.B.15.G-4, WCRAO Arcade and Gallery Standards. Where arcades and galleries are required, galleries shall not exceed 25 percent of the total building frontage. [Ord. 2006-004]

Figure 3.B.15.G-4 – WCRAO Arcade and Gallery Standards



[Ord. 2006-004]

e. Drive Thrus and Gas Station Canopies

In the NRM, NG and NC Sub-areas, a drive thru, gas station canopy or fueling area shall be located to the rear of all buildings. [Ord. 2006-004]

f. Mezzanines

Mezzanines shall be counted as a floor, but cannot be used to meet the NC Sub-area two-story requirement. [Ord. 2006-004]

H. Density Bonus Programs

1. Density Bonus Pool

Notwithstanding the provisions of Art. 5.G, Density Bonus Programs, an additional 1,300 residential units are available in the WCRAO in accordance with Plan Policy 1.2.4-b, and the following: **[Ord. 2006-004]**

Table 3.B.15.H-12 – WCRAO Density Bonus Pool Limits

Sub-areas	NR	NRM	NG	NC	UG	UH	UI
Max WCRAO Density Bonus Per Acre	n/a	20	30	50	150	150	n/a
[Ord. 2006-004]							
Notes:							
1) Additional Density Bonus Pool Units are only permitted where a project utilizes all allowed density as indicated by FLU designation and the Plan. [Ord. 2006-004]							

a. WCRA Recommendation

Any proposed project that includes a request from the Density Bonus Pool shall obtain a recommendation from the WCRA in accordance with the standards of 3.B.15.D.1.b, Timeframe for Response. A project that meets four of the following six factors shall receive a recommendation for approval from the WCRA: **[Ord. 2006-004]**

- 1) The proposed project meets the minimum building frontage requirements of Table 3.B.15.F-9, WCRAO Sub-area PDRs. **[Ord. 2006-004]**
- 2) The proposed project includes sufficient land area to and a rear lot line abutting a R-O-W to ensure that vehicular access is limited to a rear, in accordance with Art. 3.B.15.I.1.a.1). **[Ord. 2006-004]**
- 3) Where permitted, the proposed project includes mixed use with a minimum of ten percent and a maximum of 50 percent of the GFA dedicated to non-residential uses. **[Ord. 2006-004]**
- 4) A minimum of five percent of the gross lot area is set aside for open space with a public amenity or a public plaza, with a minimum size of 800 square feet and 25 feet in width, including but not limited to public art (not depicting any advertising); fountains of at least eight feet in height and 16 feet in diameter; pergolas; bell or clock tower; and public seating areas (not in conjunction with any restaurant seating). **[Ord. 2006-004]**
- 5) A minimum of 40 percent of the projects allowed density is reserved for affordable housing meeting the requirements of Art. 3.B.15.H.1.c, Affordability Standards. **[Ord. 2006-004]**
- 6) Preferred uses **[Ord. 2006-004]**
 - a) NRM Sub-area: business or professional office, medical or dental office, personal services, and townhouses. **[Ord. 2006-004]**
 - b) NG Sub-area: business or professional office, medical or dental office, personal services, printing and copying services, and Typell restaurants. **[Ord. 2006-004]**
 - c) NC, UG and UH Sub-areas: business or professional office, personal services, printing and copying services, Type I restaurants that meet the requirements of Art. 4.B.1.A.109.c.2), Permitted By Right, and Type II restaurants. **[Ord. 2006-004]**

b. Approval Process

The review process for a WCRAO Density Bonus Pool approval is based on the density bonus requested in accordance with Table 3.B.15.H-13, WCRA Density Bonus Pool Approval. Notice of all proposed projects shall be forwarded to the BCC by the Division responsible for reviewing application. **[Ord. 2006-004]**

Table 3.B.15.H-13 – WCRAO Density Bonus Pool Approval

Approval Process Required ¹	Range of Bonus Units per Acre	Min. % of Density Bonus Units Required to be Affordable ³
Permitted by Right	0.1 – 1.99 ²	40%
DRO Approval	2 – 3.99	
BCC Approval	4 or more	
[Ord. 2006-004]		
Notes:		
1. The transfer of density to a PDD or TDD requires approval as a requested use. [Ord. 2006-004]		
2. Up to one unit may be permitted by right for projects less than one acre in size. [Ord. 2006-004]		
3. Affordable units shall include very low and low income households as required by the Plan. [Ord. 2006-004]		

c. Affordability Standards

Units required to be affordable shall comply with the standards for WHP units, as follows: [Art. 5.G.1.G.1.b, Design Standards](#); [Art. 5.G.1.G.2, Management Plan](#); [Art. 5.G.1.G.4, Mix of Units](#); [Art. 5.G.1.G.5, Assurance of Affordability](#); and, [Art. 5.G.1.G.6, Limitation on Restrictions](#). **[Ord. 2006-004]**

2. Other Density Bonus Programs

Requests for approval of other residential density through [Art. 5.G., Density Bonus Programs](#) may request to waive the compatibility and additional landscaping required, if consistent with the Plan, subject to a WCRA recommendation for approval and BCC approval of a Class A or Requested Use. **[Ord. 2006-004]**

I. Parking and Streets

1. Parking

a. General

- 1) Parking in the NRM, NG, NC and UG Sub-areas shall be accessed from the rear of the lot from a street or alleyway, when available. **[Ord. 2006-004]**
- 2) Reserved parking, including spaces reserved for valet parking, shall be prohibited except for parking provided above the minimum required, or for individual garages for residential units. **[Ord. 2006-004]**

b. Parking Exemption in the NC Sub area

Projects on lots less than 10,000 square feet in size shall be exempt from on site parking requirements if fronting on a street with on-street parking. **[Ord. 2006-004]**

c. Allowable Reductions in Required On-site Parking

The required amount of on-site parking may be reduced in accordance with any of the following provisions. These provisions may be applied cumulatively. **[Ord. 2006-004]**

1) NRM, NG and NC Deviations

Deviations in the required parking specified in Table 6.A.1.B-1, Minimum Off Street Parking and Loading Requirements shall be permitted for mixed-use or residential projects in the NRM, NG or NC Sub-areas as specified in Table 3.B.15.I-14, WCRAO Mixed Use Parking Deviations. **[Ord. 2006-004]**

2) Curbside Parking

On street parking available along the frontage, side or rear lot lines that directly abuts the subject lot may be applied toward the parking requirements of the uses on the lot. Applicable spaces shall be calculated by taking the total linear distance of parking spaces and abutting the site's lot lines and dividing but the average length of spaces. **[Ord. 2006-004]**

Table 3.B.15.I-14 – WCRAO Mixed Use Parking Deviations

Use		Parking
Multi-family Residential	1 Bedroom	1 per unit plus required guest parking
	2 Bedroom	1.5 per unit plus required guest parking
Hotel or Motel (other areas calculated separately)		1.25 per room
Office, Business or Professional and Medical or Dental		2.5 per 1,000 sq. ft.
Commercial Uses		2.5 per 1,000 sq. ft.
Commercial, General Retail Sales		3 per 1,000 sq. ft.
Restaurant, Bar		1 per 4 seats
[Ord. 2006-004]		
Notes:		
1. Loading shall be in accordance with Table 6.A.1.B-1, Minimum Off Street Parking and Loading Requirements. [Ord. 2006-004]		

3) Connections to Adjacent Parking

Parking areas connecting to adjoining or future adjoining lots shall be granted a five percent reduction in the amount of required parking. This five percent reduction shall be deducted from the final calculated parking requirement, after all other eligible reductions are taken into consideration. **[Ord. 2006-004]**

2. Access and Circulation System

a. Construction in Existing R-O-W

The County Engineer may approve alternatives to PBC standard design sections for local street construction, where streets are maintained by PBC, in order to accommodate construction or reconstruction of paving and drainage improvements to an existing public local street, or segment thereof. The eligible R-O-Ws shall have a width of less than 50 feet. The alternative design(s)

shall provide for paved travel-way widths, structural sections, drainage, pedestrian access, dead-end turnarounds, and safe sight corners as prescribed by PBC standards for local streets, or as deemed equivalent by the County Engineer. All required treatment and discharge control of storm-water runoff to the street drainage system shall be provided by secondary storm-water management facilities located outside the street R-O-W, permitted and constructed in accordance with applicable regulations of all agencies having jurisdiction over the receiving waters at the point of legal positive outfall. **[Ord. 2006-004]**

b. Access to Residential Subdivision Lots

In lieu of minimum legal access requirements pursuant to [Art. 11.E.1.A.1, Access and Circulation Systems](#), a local street improved pursuant to Art. 3.B.15.I.2.a, Construction in Existing R-O-Ws, and having continuous paved access to at least one public street on the perimeter of the WCRAO, shall be deemed by the County Engineer to meet the requirement of local street access for residential lots created by subdivision of abutting property. Nothing herein shall prohibit the owner of abutting property from making application for and receiving appropriate approval of a final subdivision plan or waiver of platting prior to completion of the above-noted improvements; provided, however, that the applicable plat or affidavit of waiver shall not be approved for recordation until construction has commenced for said improvements. **[Ord. 2006-004]**

c. Alleys

Removal of existing alleys is prohibited, unless approved by the WCRA. **[Ord. 2006-004]**

d. Driveways

In the NRM, NG, NC, and UG Sub-areas, a maximum of one driveway is permitted for lots less than 100 feet wide, or for one driveway for each 100 linear feet of frontage (or rear property line for double frontage where applicable). **[Ord. 2006-004]**

J. Drainage

1. Surface Water Management Permit

For subdivision of land where all of the land proposed to be subdivided, is included within an active Surface Water Management Permit issued by the SFWMD, where all water quality and water quantity requirements of the SFWMD have been met under said permit, the requirements for control of discharge pursuant to [Art.11.E.4.F, Secondary Stormwater System Design and Performance](#), shall be deemed in compliance. **[Ord. 2006-004]**

CHAPTER C STANDARD DISTRICTS

Section 1 Districts

A. Future Land Use (FLU) and Corresponding Districts

Existing development having a zoning district corresponding to the FLU designation indicated in Table 3.C.1.A-15, Future Land Use (FLU) Designation and Corresponding Standard Zoning Districts, shall be considered consistent with the Plan.

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Table 3.C.1.A-15 Future Land Use (FLU) Designation and Corresponding Standard Zoning Districts

FLU Designation	Zoning District (1)					
Agriculture/Conservation						
AP	AP					
AGR	AGR					
CON	PC					
SA	AR ²	AGR ³				
Residential						
RR-20	AR					
RR-10	AR	CRE ⁴				
RR-5	AR					
RR-2.5	AR	RE				
LR-1	AR	RE	RT	AP ⁵		
LR-2	AR	RE	RT			
LR-3	AR	RE	RT			
MR-5	AR	RE	RT	RS	RM ⁶	
HR-8	AR	RE	RT	RS	RM	
HR-12	AR	RE	RT	RS	RM	
HR-18	AR	RE	RT	RS	RM	
Commercial						
CL-O	CLO					
CL	CN	CC	CLO			
CH-O	CLO	CHO				
CH	CN	CC	CLO	CHO	CG	
CR	CRE					
Industrial						
IND	IL	IG	CRE ⁷			
EDC	IL	IG				
Institutional/Civic						
INST	AR	RE	RT	RS	RM	IPF
PARK	IPF	PO				
U/T	PO					
[Ord. 2006-004]						
Notes:						
Any application for a conditional use and/or subdivision of property shall require the subject site be rezoned to a highlighted district.						
¹ The PO District is consistent with all FLU designations.						
² The AR District is consistent with the SA FLU designation in the Rural and Exurban Tiers only.						
³ The AGR District is consistent with the SA FLU designation in the AGR Tier only. [Ord. 2005-002]						
⁴ The CRE District is consistent with the RR-10 designation only for those uses identified in Policy 2.2.3-a in the Plan						
⁵ The AP District is consistent with the LR-1 designation in the Glades Tier only for properties located north of Pahokee, on the east side of US 441, for the unincorporated community of Canal Point. [Ord. 2005 – 002]						
⁶ The RM District is consistent with the MR-5 designation only for those areas already zoned RM.						
⁷ Curtain use in the CRE District over three acres require rezoning to IL. See Supplementary Use Standards.						

B. Previous Zoning Districts

1. The following previously established zoning districts correspond to the current districts:
 - a. The Specialized Agriculture (SA) District shall correspond to the AP District in the Glades Tier, the AGR District in the AGR Tier, and the AR District in the Rural Tier.
 - b. Rural Services (RSER) District shall correspond to the AR District.
 - c. Residential Transitional Suburban (RTS) District shall correspond to the RT District.
 - d. Residential Transitional Urban (RTU) District shall correspond to the RS District.
 - e. Multifamily Residential High Density (RH) District shall correspond to the RM District.
 - f. Specialized Commercial High (CSH) and Specialized Commercial (CS) District shall correspond to the Commercial High Office District (CHO) District.

C. Agricultural Districts

1. AP, Agricultural Production District

The AP district is to conserve and protect areas for exclusive, bona fide agricultural and farming related operations particularly where soil and water conditions favor continued agricultural production. A wide range of agricultural activities and their accessory uses shall be permitted in the AP district in order to maintain the vitality of the agricultural industry in PBC.

2. AGR, Agricultural Reserve District

The AGR district is a portion of PBC lying between Hypoluxo Road on the north, Clint Moore Road on the south, the Ronald Reagan Turnpike on the east, and the Arthur R. Marshall Loxahatchee National Wildlife Refuge on the west. The district encompasses unique farmland, regional water management and wetlands areas. It is designated as an area to be preserved primarily for agricultural, environmental and water resources and open space related activities west of SR 7, agricultural and regional water management use if possible, Residential development is restricted to low-densities and commercial development is limited to those uses serving farm workers and other residents of the district. Gaming, pari-mutual wagering, off-track betting, events or activities held or broadcast for similar purposes shall be prohibited.

a. Exempted Residential Uses

Residential subdivisions and PUDs approved by the BCC prior to January 1, 1990 shall be exempt from the provisions of the AGR district to the minimum extent required to allow for continued development pursuant to their original development order and the intent of the provisions of the AGR district. The exemption applies to the following residential developments that may continue to exist, however, they may not subdivide nor expand the boundaries of the property: Willis Glider Port, Delray Lakes Estates, Tierra de Rey, Tierra de Rey South, Rio Poco, Snow Ranch Estates (a.k.a. Horseshoe Acres), and Delray Training Center. An exception shall be permitted in accordance with FLUE Policy 1.5-c, whereas the aforementioned may be expanded, subject to BCC approval, to allow development of contiguous residual parcels at a density that is consistent with the existing development, where it would serve to establish uniform boundaries. **[Ord. 2006-004]**

b. Previously Approved and Nonconforming Uses

All uses that are existing and were legally established or requested before the effective date of Ord. 2001-061, but are not permitted by the provisions of the AGR district, shall be considered exempted uses or non-conforming uses as set forth below:

1) Exempted Uses

The following non-residential developments, may continue to exist and are to be accommodated as part of the continuation of the AG Reserve Tier: Eternal Light Cemetery, 11520 SR-7, Boynton Beach; Faith Farm Ministry, 9538 Hwy 441, Boynton Beach; Our Lady Queen of Peace Church and service complex, W. Atlantic Ave; Caridad Clinic, West Boynton Beach Blvd; Soup Kitchen, 9850 Boynton Beach Blvd; 4 Points Market; 3 Amigos Convenience Store; Fina Gas Station-Hey 4 U trucking; and Sunshine Meadows. **[Ord. 2006-004]**

2) Existing Nonconforming Uses

Replacement, relocation or expansion of nonconforming uses shall be subject to Class A conditional use approval and the following:

- a) Existing uses eliminated due to R-O-W acquisition by eminent domain, and relocation of the use on site is not feasible, may be relocated to an adjacent site.
- b) Existing Nonconforming uses may expand up to 50 percent of the building square footage. If a use is on less than one acre of property, the land area is permitted to be expanded up to a total of one acre.
- c) PDRs:
 - (1) Maximum FAR: .35
 - (2) Maximum Building Coverage: 25 percent
 - (3) Minimum Building setbacks: 30 feet on all sides

3) Right to Farm

All land in the AGR and AP districts are located in areas where land is used for commercial agricultural production. Owners, residents, and other users of this property or neighboring property may be subjected to inconvenience and discomfort arising from generally accepted agricultural management practices, including but not limited to noise, odors, dust, the operation of machinery of any kind, including aircraft, the storage and disposal of manure, and the application of fertilizers, soil amendments, herbicides, and pesticides. Owners, occupants, and users of properties in these areas are hereby put on official notice that: (1) the state Right-to-Farm Act, [F.S. § 823.14](#), may bar them from obtaining a legal judgment against such as a public or private nuisance; and (2) farm operations that conform to generally accepted agricultural and management practices in the AGR and AP districts are exempt from the following miscellaneous standards contained in [Article 5.E, PERFORMANCE STANDARDS](#) of this Code for noise, vibration, smoke, and emissions and particulate matters. **[Ord. 2005-041]**

D. Conservation District

1. PC, Preservation/Conservation District

The PC district is to protect lands that provide habitats for endangered species of wildlife, fish, or flora, that are important habitats for the production of fish and wildlife, or that are sites of historical or archaeological significance.

E. Residential Districts

1. AR, Agriculture Residential District

The AR district is to protect and enhance the rural lifestyle and quality of life of residents in areas designated rural residential, to protect watersheds and water supplies, wilderness and scenic areas, conservation and wildlife areas, and to permit a variety of uses that require non-urban locations but do not operate to the detriment of adjoining lands devoted to rural and residential purposes.

a. Previously Approved RSER and Non-residential Uses

The previously approved site in the RSER zoning district (Petition 1999-011 Everglades Farm Equipment Co.) requested before the effective date of this ordinance, may be developed as a conforming use in accordance with an approved DOA. **[Ord. 2005 – 002]**

b. Special Agriculture Uses

Additional non-residential uses may be allowed in the AR/Rural/Exurban district with a SA FLU.

c. Agricultural Uses in the U/S Tier

1) Applicability

Agricultural uses existing at the time of adoption of this Code permitting agricultural uses in the U/S Tier shall be considered conforming. Any expansion of existing agricultural uses shall be consistent with all applicable requirements and subject to review and/or approval by the appropriate staff or review board as identified in this Code.

2) New Agricultural Uses

Agricultural uses not listed as permitted in the U/S Tier shall only be permitted as an interim use subject to Class A conditional use approval. The AR Zoning District shall be considered consistent with all FLUA designations in the U/S Tier for the purpose of permitting agricultural uses.

2. RE, Residential Estate District

The RE district is to provide a transition between the agricultural and conservation areas and more urban residential communities and to create a residential environment wherein natural constraints applicable to development are recognized and protected in a manner compatible with the needs of residents.

3. RT, Residential Transitional District

The RT district is to provide a transition between a suburban single family atmosphere and estate development, which promotes active recreational facilities within the privacy of an individual lot.

4. RS, Single Family Residential District

The RS district is to provide areas for moderate density single family dwelling units.

5. RM, Multifamily Residential District

The RM district is intended primarily for the development of multiple family dwelling units.

F. Commercial Districts

1. CLO, Commercial Low Office District

The CLO district is to encourage development of low-intensity offices and the integration of complementary uses on a local, collector, or an arterial street. The CLO district may serve as a transition between residential areas and more intense commercial development.

2. CHO, Commercial High Office District

The CHO district is to encourage development of business and professional office parks and complementary uses.

3. CN, Neighborhood Commercial District

The CN district is to provide a limited commercial facility of a convenience nature, serving residential neighborhoods within a one-half mile radius, located on a local, collector or arterial street.

4. CC, Community Commercial District

The CC district is to provide a commercial facility of a community nature that services residential neighborhoods within a three to five mile radius, located on a collector or higher classification street.

5. CG, General Commercial District

The CG district is to encourage the development of intensive commercial uses providing a wide range of goods and services, with access from a collector or arterial street and services a consumer market of at least a three mile radius.

6. CRE, Commercial Recreation District

The CRE district is to provide lands for major commercial recreation uses that are either publicly or privately operated and require large amounts of land and have major effects on adjacent uses.

G. Industrial Districts

1. IL, Light Industrial District

The IL district is to provide sufficient land in appropriate locations for certain types of businesses, light manufacturing, or processing uses likely to cause undesirable effects upon residential or commercial uses.

2. IG, General Industrial District

The IG district is to provide land in appropriate locations for those uses with one or more of the following characteristics: industrial processes that involve significant amounts of noise, heat, mechanical and chemical processing; large amounts of material transfer; outdoor activities and large structures. The IG district provides for industrial uses located with convenient access to transportation facilities.

H. Public and Institutional Districts

1. IPF, Institutional and Public Facilities District

The IPF district is to provide land in appropriate locations for a variety of regional and community uses that are either publicly or privately operated.

2. PO, Public Ownership District

The PO district is to provide a coordinated land planning approach to the sale, rent, lease, purchase, management, or alteration of publicly owned or operated lands. Notwithstanding those public uses permitted elsewhere in this Code, the PO district is primarily intended for, although not limited to, public parks and recreation areas, public buildings and facilities, and other capital improvements of a significant nature.

CHAPTER D PROPERTY DEVELOPMENT REGULATIONS (PDRs)

Section 1 PDRs for Standard Zoning Districts

A. PDRs

The minimum lot dimensions, minimum and maximum density, maximum FAR, maximum building coverage, and minimum setbacks in each standard zoning district are indicated in Table 3.D.1.A-16, Property Development Regulations unless otherwise stated. Front, side, side street and rear setbacks shall be applied in accordance with the lot orientation as defined by lot frontage. **[Ord. 2005-041]**

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Table 3.D.1.A-16 - Property Development Regulations

Zoning District	Lot Dimensions			Density (6)		FAR (7)	Building Coverage	Setbacks (10)			
	Size	Width and Frontage	Depth	Min	Max			Front	Side	Side Street	Rear
Agriculture/Conservation											
PC	1 ac.	-	-	-	-	-	-	50	50	50	50
AP	10 ac.	300	300	-	(1)	-	10%	100	50	80	100
AGR	5 ac.	300	300	-	-	-	15%	100	50	80	100
Residential											
AR	(2) (3)(4)	300	300	-	-	.15	15%	100	50	80	100
RE	2.5 ac.	200	200	-	-	-	20%	50	40	50	50
RT (LR-1)	20,000	100	125	-	-	-	30%	25	15	25	25
RT (LR-2/LR-3)	14,000										
RS	6,000	65	75	-	-	-	40%	25	7.5	15	15
RM	(5)	65	75	-	-	-	40%	25	15	25	15(10)
Commercial											
CN	0.5 ac.	100	100	-	-	-	25%	30	30	(8)	30
CC	1 ac.	100	200	-	-	-	25%	30	30	(8)	30
CG	1 ac.	100	200	-	-	-	25%	50	15	(8)	20
CLO	1 ac.	100	200	-	-	-	25%	30	15	(8)	20
CHO	1 ac.	100	200	-	-	-	25%	40	15	(8)	20
CRE	3 ac.	200	300	-	-	-	40%	80	50	80	50
Industrial											
IL	1 ac.	100	200	-	-	-	45%	40	15	25	20
IG	2 ac.	200	200	-	-	-	45%	45	20	45	20
Institutional/Civic											
IPF	1 ac.	100	200	-	-	-	25%	50	15	25	20
PO	-	-	-	-	-	-	-	-	-	-	-

[Ord. 2005 – 002] [Ord. 2005-041]

Notes:

- The only density allowed in the AP zoning district is for properties in the LR-1 FLU category located north of Pahokee, on the east side of US 441, for the unincorporated community of Canal Point, in the Glades Tier only. [Ord. 2005 – 002]
- The minimum lot size in the AR district corresponds to the FLU category as follows: RR20 – 20 acres; RR10 – 10 acres; RR5 – 5 Acres; RR2.5 – 2.5 acres; U/S Tier – 5 acres.
- Nonconforming lots in the AR district may use the setback provisions in Art.1.F.4, Nonconforming Lots.
- AR lots in the RR-2.5-FLU designation may use the RE PDR's. [Ord. 2005 – 002]
- Density is determined by the FLU designation on each parcel of land in the Plan. The number of units permitted on a parcel of land which complies with the applicable property development regulations and design standards, therefore, is an acceptable minimum lot size. [Ord. 2005 – 002] [Ord. 2005-041]
- The minimum and maximum allowable densities shall be in accordance with Table 2.1-1 of the Plan, and other related provisions, unless otherwise noted. [Ord. 2005-041]
- The maximum FAR shall be in accordance with Table 2.1-2 of the Plan, and other related provisions, unless otherwise noted. The .15 FAR for the AR district is applicable where the primary use of a lot is residential. [Ord. 2005-041]
- Setback equal to width of R-O-W buffer pursuant to Art. 7, Landscaping. [Ord. 2005 – 002] [Ord. 2005-041]
- Buildings over 35 feet in height may be permitted in accordance with Art. 3.D.1.E-2, Multifamily, Non-residential Districts and PDD's. [Ord. 2005 – 002] [Ord. 2005-041]
- Property previously developed with a RM or RH rear setback of 12' shall be considered conforming and subject to Art. 1.E, Prior Approvals. [Ord. 2005 – 002] [Ord. 2005-041]

B. General Exceptions

1. Single Family Housing Type in Multifamily Districts

The property development regulations for single family housing in the RM district shall be in accordance with the RS district PDRs in [Table 3.D.1.A-16, Property Development Regulations](#).

2. Infill Subdivisions

Single family dwelling units in projects which meet the criteria in Policy 1.2.2.a of the Plan or utilize the TDR Program may develop according to the Residential Single Family RS PDRs in the Code.

3. Density Bonus Programs

Special density programs for affordable housing are available through the use of VDBs, TNDs, and in the Westgate CRAO and may use regulations below.

a. Density Bonus Program Development

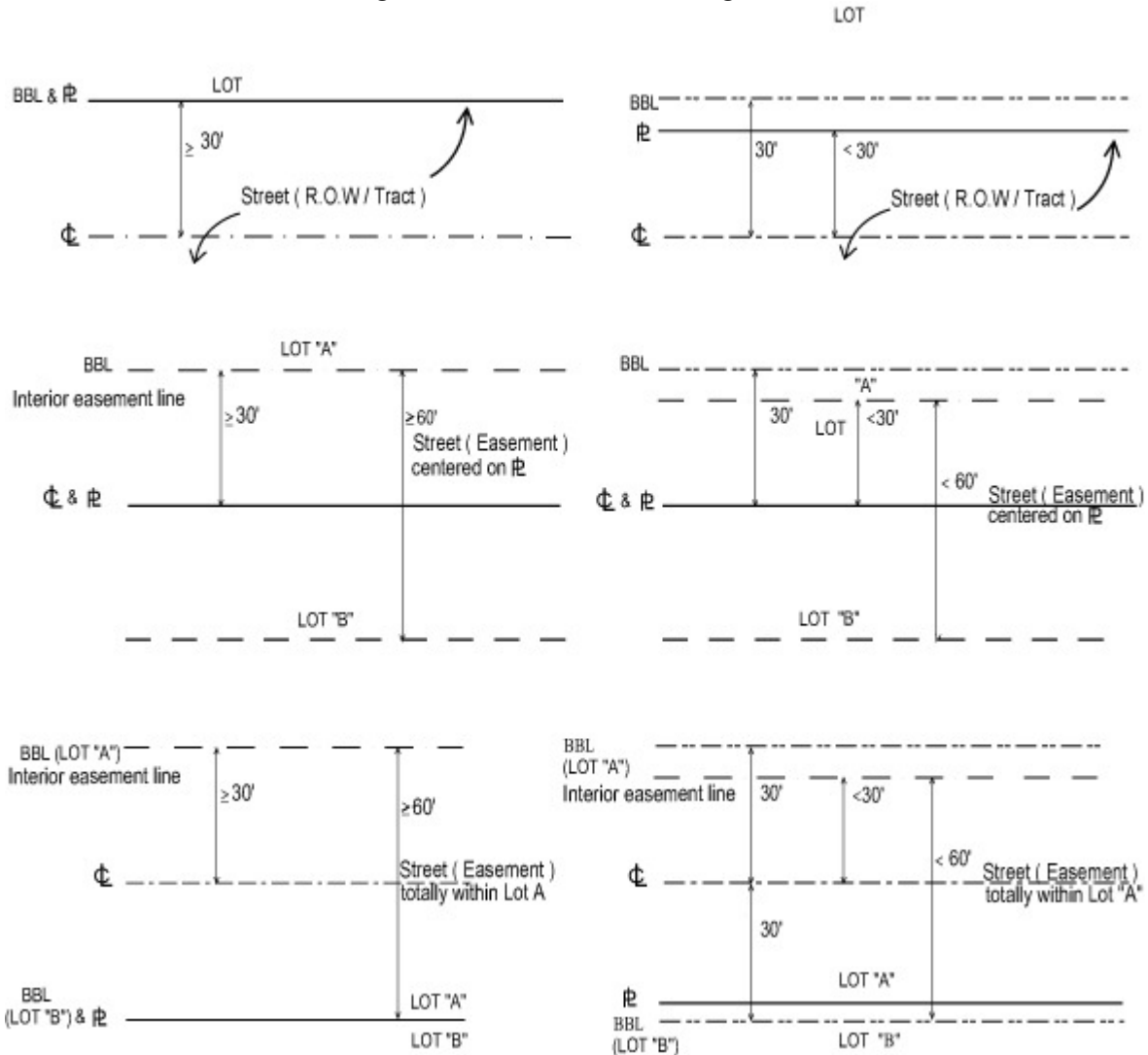
1) Purpose and Intent

The purpose of this Section is to provide flexibility from traditional PDRs in order to allow greater opportunities for cost effective development for housing approved in conjunction with a density bonus program. The regulations represent the minimum regulations acceptable without compromising minimum health and safety standards.

- 2) **Applicability**
The provisions of this Section may be applied to all residential development which receives a density bonus for workforce housing, as defined in the Plan.
 - 3) **Threshold**
100 percent of the units subject to the density bonus, or a minimum of 50 percent of the total number of units in the project, whichever is greater, shall be set aside for workforce housing in accordance with the applicable density bonus program in the Plan.
 - 4) **Lot Dimensions**
The lot dimensions for all housing types may be reduced by 20 percent. [Ord. 2005-002]
 - 5) **Building Intensity**
The maximum building coverage and FAR for all housing types may be increased by 20 percent.
 - 6) **Setbacks**
The minimum building setbacks/separations for all housing types may be reduced by 20 percent, except for the front setback in the RS and RM districts, which may be reduced by 40 percent.
4. **PO District**
Development in the PO district shall be exempt from Art. 3.D.1, PDRs for Standard Zoning Districts. However, the PO district shall be subject to the FAR requirements of the Plan. [Ord. 2005-041]
- C. **Lot Dimensions**
 1. **Frontage Reduction**
On curving streets, such as cul-de-sacs, the required frontage for lots between the points of curvature may be reduced by 40 percent, provided the centerline radius of the contiguous street is 125 feet or less.
- D. **Setbacks**
 1. **Base Building Line**
Pursuant to County Engineering standards the front, side street, and rear setback (when the rear property line abuts a street), shall be measured from the base building line.

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Figure 3.D.1.D-5, Base Building Line



a. Major Street

The base building line for any lot abutting a major street shall be 40 feet from the existing R-O-W.

b. Minor Street

The base building line for any lot adjacent to a minor street shall be 30 feet from the centerline of the existing street unless subject to the following:

1) Minor Street Over 60 Feet Wide

The base building line for any lot adjacent to a minor street over 60 feet in width shall be the property line, or, if the street was created by a recorded easement, from the easement line.

2) Platted Subdivisions

The base building line for any lot abutting a minor street within a subdivision platted and recorded after February 5, 1973 shall be the property line abutting the minor street shown on the plat.

c. Waiver

The County Engineer may waive this requirement and establish the base building line at a lesser distance. If the base building line is waived on a street created by a recorded easement, the setback shall be measured from the easement line.

d. Permitted Encroachments

Pursuant to approval by the County Engineer, temporary, removable, and non-habitable structures such as signs, fences, and auto display areas, may be located between a street and the base building line. Approval shall be subject to a removal agreement with the DEPW.

Setbacks shall be measured from the existing street boundaries and the affected area shall be landscaped in accordance with [Article 7, LANDSCAPING](#).

e. Landscaping and Parking

Required landscaping and parking shall not be located in the area between a street and the base building line.

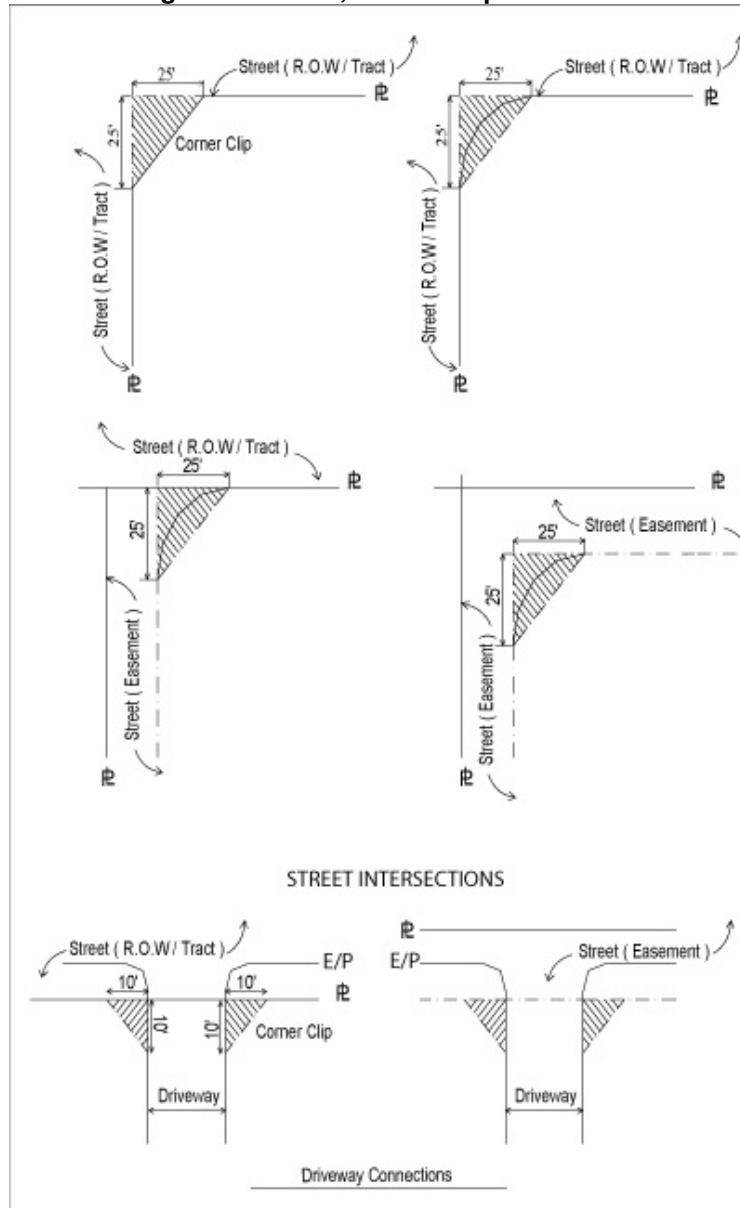
2. Multifamily Separations

The minimum separation for multifamily structures in the RM district shall correspond to the setback regulations in [Table 3.D.1.A-16, Property Development Regulations](#).

3. Corner Clip Setback

The minimum setback from a corner clip shall be ten feet. The setback shall be measured perpendicular from the midpoint of the interior line of the corner clip.

Figure 3.D.1.D-6, Corner Clip Setback



4. Setback Reductions

No setback reduction shall be used in combination with any other setback reduction allowed by this Code.

a. Open Space

In residential zoning districts located in the U/S Tier, the rear and side setbacks along the length of a property line adjacent to dedicated open space defined by a minimum of 50 feet in width may be reduced by 25 percent.

b. Alleys

In commercial and industrial districts, the rear and side setbacks from an alley may be reduced by 50 percent.

c. Railroad R-O-W

In industrial districts, the setback from a railroad R-O-W may be reduced to the width of the required landscape buffer.

5. Setback Exceptions

The following structures, projections, and improvements shall be allowed within required setbacks:

a. Structures Projections and Improvements Permitted in Setbacks

- 1) Arbors and trellises less than ten feet in height, subject to a minimum three foot setback;
- 2) Balconies projecting a maximum of three feet into the front setback of a SFD or ZLL home, subject to the following limitations: **[Ord. 2005-041]**
 - a) Limited to the front setback only, not including reduced setbacks allowed for side loading garages; **[Ord. 2005-041]**
 - b) Total combined width of balconies projecting into front setback shall not exceed 25 percent of the total width of the front façade; **[Ord. 2005-041]**
 - c) ZLL homes with balconies projecting into the front setback shall have a minimum ten foot side setback from the ZLL; and, **[Ord. 2005-041]**
 - d) Excluding side loading garages. **[Ord. 2005-041]**
- 3) Permanent/retractable awnings or canopies projecting a maximum of three feet into a setback, and having no support other than provided by the wall or structure to which it is attached; **[Ord. 2005-041]**
- 4) Bay windows projecting a maximum of three feet into a setback; **[Ord. 2005-041]**
- 5) Chimneys projecting a maximum of three feet into a setback; **[Ord. 2005-041]**
- 6) Clothes poles or clothes lines in rear yard setbacks; **[Ord. 2005-041]**
- 7) Driveways, subject to [Art. 6.C.1.A, Driveways](#); **[Ord. 2005 – 002]** **[Ord. 2005-041]**
- 8) Fire escapes projecting a maximum of three feet into a setback, provided the riser is retractable and at least 50 percent open; **[Ord. 2005-041]**
- 9) Flagpoles, subject to [Article 8, SIGNAGE](#); **[Ord. 2005-041]**
- 10) Fountains; **[Ord. 2005-041]**
- 11) Heating, ventilation and air conditioning units (including compressors and condensers); **[Ord. 2005-041]**
- 12) Mailboxes; **[Ord. 2005-041]**
- 13) Open terraces and patios, including walkways and ground level decks; **[Ord. 2005-041]**
- 14) Open, uncovered stoops; **[Ord. 2005-041]**
- 15) Recreational equipment and structures in the rear setback of residential districts; **[Ord. 2005-041]**
- 16) Roof overhangs projecting into the required setback a maximum of two-and-one-half feet; **[Ord. 2005-041]**
- 17) Sculpture and other similar objects of art; **[Ord. 2005-041]**
- 18) Signs, subject to [Article 8, SIGNAGE](#); **[Ord. 2005-041]**
- 19) Off-street parking areas, unless otherwise specifically prohibited; **[Ord. 2005-041]** [Art. 5.B.1.A.2, Fences and Walls_](#) (excluding corner clips for intersections); **[Ord. 2005 – 002]** **[Ord. 2005-041]**
- 20) Landscaping planted in the ground or in planters; **[Ord. 2005-041]**
- 21) Wells; **[Ord. 2005-041]**
- 22) Utility transmission lines and associated structures; **[Ord. 2005-041]**
- 23) Basketball goals, provided there is a minimum three foot setback from the rear and side property lines and a minimum 15 foot setback from the front and side street property lines; **[Ord. 2005-041]**
- 24) Light poles having only one structural ground member; **[Ord. 2005-041]**
- 25) An accessory residential dock, shared by abutting residential parcels only, subject to the submittal of an executed construction and maintenance agreement, prepared in a manner and form acceptable to the County Attorney and the Zoning Director; **[Ord. 2005-041]**
- 26) Bus shelters and bus benches; and **[Ord. 2005-041]**

- 27) Fire hydrants and other government service/utility structures required to be in certain locations by applicable Codes and ordinances. **[Ord. 2005-041]**

E. Building Height

The maximum height for buildings and structures in all districts shall be 35 feet, unless otherwise stated. **[Ord. 2005-002]**

1. Airport Zones

Structures in airport zones are subject to the height restrictions in [Article 16.B.1, Airspace Height Regulations](#).

2. Multifamily, Nonresidential Districts and PDDs

In the RM, CLO, CHO, CG, IL, IG, and PDD districts, buildings may exceed 35 feet in height as follows: Buildings over 35 feet in height shall be setback in accordance with [Table 3.D.1.A-16, Property Development Regulations](#), with one additional foot of setback to be provided in addition to the required setback for each one foot in height, or fraction thereof, over 35 feet. **[Ord. 2005 – 002]**

3. Accessory Agricultural Structures

In the AGR, AP, and AR districts, structures accessory to a bona fide agricultural use may exceed 35 feet in height as follows: one additional foot of setback shall be provided in addition to the required setback for each one foot in height, or fraction thereof, over 35 feet to a maximum of 100 feet.

4. Height Exceptions

The following structures shall be exempt from the height restrictions in this Section, unless otherwise stated:

a. Uses Exempted from Height Restrictions

- 1) Church spires, religious domes, and religious ornamentation attached to a place of worship;
- 2) Belfries;
- 3) Monuments;
- 4) Tanks;
- 5) Water towers;
- 6) Fire towers;
- 7) Stage towers or scenery lofts;
- 8) Cooling towers;
- 9) Ornamental towers and spires;
- 10) Chimneys;
- 11) Elevator bulkheads;
- 12) Smoke stacks;
- 13) Oil derricks;
- 14) Conveyors;
- 15) Flag poles, subject to [Article 8, SIGNAGE](#), except for [Article 4.C, COMMUNICATION TOWER, COMMERCIAL](#), Commercial;
- 16) Aircraft control towers;
- 17) Aircraft navigation aids;
- 18) Accessory radio towers, subject to [Article 5.B.1.A.13, Amateur Radio and Television Antennas](#);
- 19) [Article 5.B.1.A.13, Amateur Radio and Television Antennas](#);
- 20) [Article 4.C, COMMUNICATION TOWER, COMMERCIAL](#); and
- 21) Parapet screening of mechanical equipment.
- 22) Mechanical equipment, less than five feet in height and any required screening, measured from the roof deck. **[Ord. 2006-004]**

Section 2 PDRs for Specific Housing Types

A. Townhouse

The minimum lot dimensions, maximum height, maximum FAR, maximum building coverage, and minimum setbacks and separations for townhouses in all districts where they are permitted shall be as follows:

1. Ownership

a. Common Area

Where any portion of the original lot is not divided among and incorporated into the resulting townhouse lots, then that portion of the original lot shall be held by either of the following or a combination of the following, in a form and manner acceptable to the County Attorney: **[Ord. 2005 – 002]**

- 1) Each lot owner shall have an undivided interest in the common area, which shall be appurtenant to that lot. The individual interest in the common areas shall not be conveyed separately from the ownership of said lot; or
- 2) A property owners association (POA).

b. Individual Lot

The minimum area to be conveyed to the lot owner shall be no less than 100 percent of the total ground floor building area of the dwelling unit. A homeowners maintenance association shall be formed among the unit owners to assure compliance with exterior area maintenance regulations as may be adopted by the association.

2. Height

No building or structure shall exceed 35 feet in height.

3. Accessory Buildings and Structures

No detached accessory buildings or structures other than permitted fences or walls shall be permitted on any lot less than thirty feet in width.

4. Access and Parking

Townhouse lots may be arranged in groups fronting on residential access streets (if located within a PDD) or fronting on parking tracts as allowed in [Article 11.E.2, Access and Circulation Systems](#). Minimum parking requirements shall be in accordance with [Article 6, PARKING](#).

5. Replacement of Similar Structure

In the event a townhouse unit developed pursuant to this Section is destroyed or removed by or for any cause, the unit, if replaced, shall be replaced with a unit of at least similar size and type, that does not exceed the dimensions of the prior unit.

6. Issuance of Certificate of Occupancy (CO)

An attached townhouse building shall be developed as a whole, and no CO for a townhouse unit shall be issued until completion of one or more adjacent units and the entire attached building exterior, parking and landscaping.

7. Townhouse Attachment

A townhouse unit shall be attached to another townhouse unit along a minimum of 50 percent of the maximum depth of the unit. This minimum attached length between townhouses is limited to the portion of a building supporting an air conditioned living area, a garage or a storage area and shall share a continuous foundation with the townhouse building.

Table 3.D.2.A-17 – Townhouse Property Development Regulations

Lot Dimensions			Max Height	Building Coverage	Setbacks and Separations (1)(2)					
Size	Width and Frontage	Depth			Front	Front	Side	Side	Side Street	Rear
					< 25' Height	25' – 35' Height	< 25' Height	25' – 35' Height		
800 SF	16	50	35	100% of buildable area	15 – unit 25 – front loading garage 15 – side loading garage or parking tract	20 – unit 30 – front loading garage 20 – side loading garage or parking tract	0 – interior unit 15 – end unit	0 – interior unit 25 – end unit	25 – end unit	25

Notes:
 1. Front and side street setbacks shall be measured from street or parking tract. Side and rear setbacks measured from pod boundary; perimeter property line canal R-O-W; or required landscape buffer. **[Ord. 2005-002]**

B. Zero Lot Line (ZLL)

The minimum lot dimensions, maximum height, maximum building coverage, and minimum setbacks for ZLL homes in all districts where they are permitted shall be as follows.

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Table 3.D.2.B-18 - ZLL Property Development Regulations

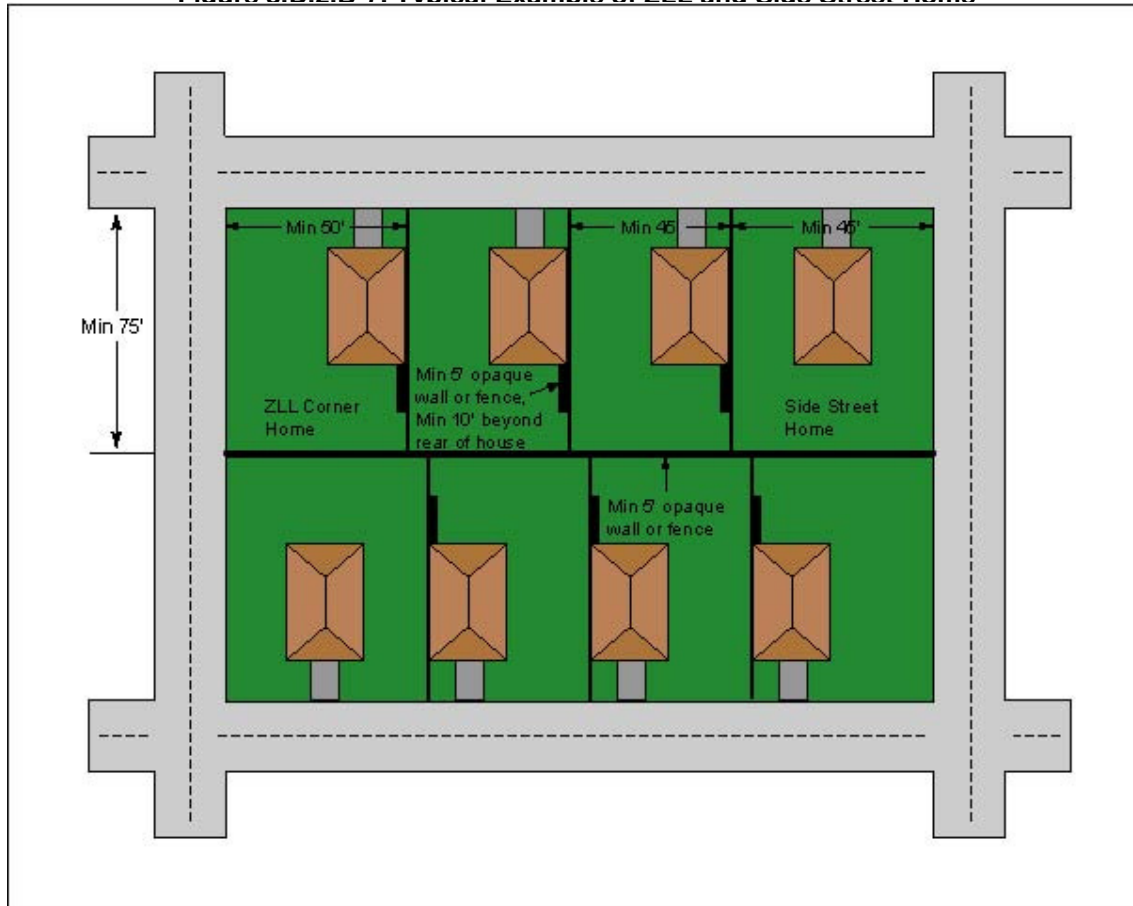
Lot Dimensions			Max Height	Building Coverage	Setbacks				
Size	Width and Frontage	Depth			Front	ZLL Side	Side	Side Street	Rear
4500 sf	45 – interior 50 – corner 55 – side street home	75	35	50%	10 – unit 25 – front loading garage 10 – side loading garage	0	10	10	10

[Ord. 2005-041]

Notes:

1. Lot frontage may be measured from the required front building setback.
2. The driveway of a front loading or side loading garage shall intersect the street at or near a 90 degree angle to the road center line. The driveway of a ZLL home shall intersect the street R-O-W at a 90 degree angle for a minimum length of five feet on both sides.
3. Mechanical equipment shall be screened and oriented away from the front door and private outdoor space of the adjacent lot.

Figure 3.D.2.B-7. Typical Example of ZLL and Side Street Home



[Ord. 2005-041]

C. ZLL Design Standards

1. Location

A ZLL home shall be located on a minimum of one, but not more than two, property lines. [Ord. 2005 – 002]

2. Access

ZLL homes and side street homes within a planned development may front on a residential access street subject to [Table 11.E.2.A-1](#), Chart of Access of Hierarchy. Residential subdivisions located outside of a planned development shall provide access to lots as required by [Article 11.E.2.A.25, Guardhouses](#).

3. Parking

Each ZLL and side street home shall have a minimum of two parking spaces and shall comply with the requirements of [Article 6, PARKING](#).

4. Replacement

In the event that any home built under this Section is destroyed or removed by or for any cause, the unit if replaced, shall be replaced with a unit of similar size and type, meeting the minimum requirements of this Section. The developer shall include the appropriate deed restrictions and/or covenants so as to require replacement as outlined above.

5. Zero Setback

A minimum of 20 feet of the length of the home under air or occupied by a totally enclosed area under roof which is attached to and directly accessible from an air conditioned living area, such as a garage or storage area, shall be located on one lot line and shall have a zero foot setback from the lot line. If a home is located on two lot lines, the minimum length shall be the sum of the length on both lot lines.

6. Remaining Setback

The remaining portion of the home along the ZLL side shall be setback a minimum of four feet from the zero property line.

7. Prohibited Openings and Attachments

a. Openings and attachments shall not be allowed to penetrate and/or be attached to any portion of the home on the ZLL side. Examples of prohibited openings and attachments include, but are not limited to, the following: **[Ord. 2005 – 002]**

- 1) A/C condensate drain; **[Ord. 2005 – 002]**
- 2) A/C emergency overflow drain; **[Ord. 2005 – 002]**
- 3) Exhaust ducts, such as, but not limited to, kitchens, bathrooms, clothes dryers, etc.; **[Ord. 2005 – 002]**
- 4) Garage vents; **[Ord. 2005 – 002]**
- 5) Temperature or pressure relief line; **[Ord. 2005 – 002]**
- 6) Doors; **[Ord. 2005 – 002]**
- 7) Windows (other than glass block or other translucent material pursuant to [Art. 3.D.2.C.8.b, Glass Blocks](#)); **[Ord. 2005 – 002]**
- 8) Electric meters; **[Ord. 2005 – 002]**
- 9) Hose bibs; and **[Ord. 2005 – 002]**
- 10) Satellite dishes. **[Ord. 2005 – 002]**

b. Exceptions

Exceptions may be considered only for those existing projects where an opening or attachment was permitted on the ZLL wall for the models or more than 30 percent of the total ZLL units of that project. **[Ord. 2005 – 002]**

8. Permitted Openings and Attachments

a. Openings/Attachments

The following openings and attachments shall be allowed to penetrate and/or be attached to the portion of the home on the ZLL side; **[Ord. 2005-002]**

- 1) Clean out fittings;
- 2) Soffit vents;
- 3) Glass block or other translucent material pursuant to [Article 3.D.2.C.8.b, Glass Blocks](#);
- 4) Atrium/courtyard exit pursuant to [Article 3.D.2.C.8.d, Atrium/Courtyard](#); and
- 5) Windows and doors facing an atrium/courtyard, or in a recessed portion of the home if the outdoor area is completely screened from view from the adjacent home. **[Ord. 2005 – 002]**

b. Glass Blocks

Glass block or other translucent material may be used along the portion of the home on the zero lot line side, as follows:

1) Light Transmission

Only building material which allows a maximum 60 percent of exterior light transmission according to the manufacturer's specifications shall be used. A notarized affidavit shall be submitted with the building permit which verifies the degree of light transmission and the translucency of the material to be used.

2) Exception

Transparent windows may be permitted on the ZLL wall if the wall abuts a dedicated open space or landscape buffer a minimum of 50 feet in width.

3) Surface Area

Use shall be limited to a maximum of 50 percent of the surface area of the wall along the portion of the home on the ZLL side.

(This space intentionally left blank.)

- 4) Limitation**
Use shall be limited to new construction only, unless consent from the HOA is submitted with the building permit.
- c. Maintenance and Roof Overhang Easement**
The subdivision plan and plat shall indicate a maintenance and roof eave encroachment easement along the ZLL for each ZLL lot for the purpose of allowing maintenance of the portion of the home with a zero setback and to accommodate any overhang of the roof eave and gutter.
- 1) Easement Width**
This easement shall have a minimum width of two feet.
- 2) Roof Overhang**
Roof eaves, soffits and gutters may encroach the easement up to a maximum of 24 inches. Gutters shall be installed along the entire length of the ZLL side to prevent water runoff onto the adjacent property.
- 3) Drainage**
This easement shall not overlap a drainage easement.
- 4) Plat**
The following language shall be on the plat for each ZLL subdivision: Maintenance and roof overhang easements are hereby reserved in perpetuity to the owner of the lot abutting the easement and the HOA for the purpose of access to and maintenance of improvements, the roof overhang, eave, gutters, drainage and utility services within and adjacent to said easement without recourse to PBC. Should a fence or wall traverse or be located within said easement, written permission from the HOA will be required prior to the issuance of a permit by PBC. A gate for access and maintenance purposes will be required. Access for the owner of the lot abutting the easement and the HOA shall be provided after advanced notification and during reasonable hours. No construction, landscaping, mechanical equipment, fence or wall shall prevent perpetual access to said easement by the owner of the lot abutting the easement and the HOA.
- d. Atrium/Courtyard**
An atrium/courtyard may be constructed along the ZLL side. An atrium/courtyard along the ZLL side shall be limited to the ground floor only. The minimum depth shall be four feet. A gate may be installed on the ZLL for emergency exit purposes provided the gate is a minimum of 36 inches in width, six feet eight inches in height, opaque, and operable only from the inside with the gate opening inward.
- e. Privacy Walls or Fences**
- 1) ZLL Home Wall**
A minimum five foot high opaque wall or fence shall be provided along the ZLL of a ZLL home, beginning at the end of the home with a zero setback and extending a minimum distance of ten feet beyond the rear of the home toward the rear property line. **[Ord. 2005-041]**
- a) Exception**
A wall or fence shall not be required if the ZLL side is adjacent to dedicated open space a minimum of 50 feet in width.
- 2) Rear Lot Line**
A minimum five foot high opaque wall or fence shall be provided along the rear lot line between lots with abutting rear lot lines and between lots with abutting side and rear property lines.
- 3) Design Requirements**
If a wall is constructed, the required wall, including any extension, shall be constructed of the same material used to construct the adjoining ZLL wall of the home (e.g. brick home with a brick privacy wall) or any structurally sound, opaque, and permanent material with an exterior finish that matches the style, color, and surface texture of the exterior of the adjoining ZLL wall (e.g. CBS home with stucco finished wood frame wall painted to match the home).
- 4) Roof Enclosures**
When a screened or solid roof enclosure is attached to the ZLL wall, the length and height of the wall shall comply with [Article 5.B.1.A.11, Screen Enclosures](#).
- 5) Height Limitation**
Lots with a ZLL side which abut the rear property line of an adjacent lot shall be limited to one story in height.
- f. Side Street Home**

A side street home may be located on a lot having a street, a minimum of 50 feet of open space, or combination along two sides. A side street home shall comply with the minimum setback requirements in Table 3.D.2.B-18, ZLL Property Development Regulations. A side street home shall be exempt from [Art. 3.D.2.C, ZLL Design Standards](#), unless expressly stated therein. [Ord. 2005-041]

g. Additional Requirements

The application of a provision in this Section which was not allowed prior to the effective date of this Code shall require:

- 1) consent from the HOA;
- 2) submittal of a site plan amendment application to the DRO;
- 3) the amendment to apply to an entire pod; and
- 4) the pod to be brought into conformance with the remainder of this Code, to the extent possible.

Section 3 District Specific Regulations

A. District Specific Regulations

Additional PDRs shall apply in certain districts as follows:

1. RM District

a. RM Zoning with MR5 FLU

Multifamily units shall be permitted in the RM zoning district with an MR5 FLU designation subject to the following:

1) Planning Determination

A written determination from the Planning Director that the property meets the criteria for a Non-Planned Development District Density Exemption in the Plan; and

2) Existing RM Zoning

The property was zoned RM prior to the adoption of the Plan (rezoning property with MR5 land use to the RM district shall be prohibited).

3) Approval Process

The approval process shall be as follows:

Table 3.D.3.A-19 – Approval Process

Units	Process
0-4	Building Permit Only
5-8	DRO Site Plan Approval
9-24	Class B Conditional Use
Over 24	Class A Conditional Use

4) Multifamily Units

Legally permitted multifamily units in the RM zoning district with MR5 FLU may be redeveloped, reconstructed, or expanded in accordance with the RM zoning district PDRs.

5) Limestone Creek

Multifamily units in the RM zoning district shall be prohibited in the area bounded on the north by 184 Place North, on the south by the C-18 Canal, on the east by Central Boulevard and the municipal limits of the Town of Jupiter, and on the west by Narcissus Avenue (north of Church Street) and Limestone Creek Road (south of Church Street).

b. Buildings Over 100 Feet in Height

In the RM district, multifamily buildings over 100 feet in height shall require approval of a Class B conditional use.

2. All Commercial Districts

a. Hours of Operation

Commercial uses adjacent to a residential district shall not commence business activities, including deliveries and stocking, prior to 6:00 AM nor continue business activities later than 11:00 PM daily.

b. Enclosed Uses

All commercial uses shall be operated entirely within enclosed buildings or structures, other than those uses or activities typically conducted outdoors, required to be conducted outdoors by law, or recognized by this Code to be conducted outdoors.

3. CN District

a. Floor Area

Uses shall be limited to a maximum of 3,000 square feet of GFA, unless approved as a Class A conditional use.

b. Enclosed Uses

All uses shall be operated entirely within enclosed buildings, with the following exceptions: [Ord. 2005 – 002]

- 1) Air Curtain incinerator, temporary [Ord. 2005 – 002]
- 2) Communication tower, commercial [Ord. 2005 – 002]
- 3) Electrical power facility [Ord. 2005 – 002]
- 4) Park, passive [Ord. 2005 – 002]
- 5) Recycling center [Ord. 2005 – 002]
- 6) Recycling drop-off bins [Ord. 2005 – 002]
- 7) Utility, minor [Ord. 2005 – 002]
- 8) Water Treatment Plant. [Ord. 2005 – 002]

c. Hours of Operation

Commercial uses shall not commence business activities, including deliveries and stocking, prior to 6:00 AM nor continue business activities later than 11:00 PM daily.

4. CLO District

a. Enclosed Uses

All uses shall be operated entirely within enclosed buildings, with the following exceptions:

- 1) Air curtain incinerator, temporary;
- 2) Communication tower, commercial;
- 3) Electrical power facility;
- 4) Park, passive;
- 5) Recreation facility, accessory;
- 6) Recycling drop-off station;
- 7) Solid waste transfer station;
- 8) Utility, minor; and
- 9) Water or wastewater plant.

5. CC District

a. Floor Area

The maximum floor area permitted on any lot or within any project in the CC district shall be 30,000 square feet of GFA, unless approved as a Class A conditional use.

b. Hours of Operation

Commercial uses requiring outdoor activity shall not commence business activities, including delivery and stocking operations, prior to 6:00 AM nor continue outdoor activities later than 11:00 PM daily.

6. IL and IG Districts

a. Outdoor Activities

All outdoor activities, including outdoor storage and outdoor operations, shall be completely screened from view from all property lines to a height of six feet.

CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDs)

Section 1 General

A. General

1. Purpose and Intent

The purpose of (PDDs) is to provide opportunities for development patterns which exceed the expectations of the standard zoning districts, allow for the creative use of land, and which result in quality development. The types of development addressed in this Chapter include those encouraged by the Managed Growth Tier System (MGTS) in the Plan. The intent of this Chapter is to encourage ingenuity, and imagination on the part of, architects, landscape architects, engineers, planners, developers, and builders to create development that promotes sustainable living, addresses traffic impacts, encourages alternative modes of transportation, creates logical street and transportation networks, preserves the natural environment, enhances the built environment, provides housing choices, provides services to the community, encourages economic growth, encourages infill development and redevelopment, and minimizes impacts on surrounding areas through the use of flexible and innovative land development techniques.

2. **Applicability**

In addition to the other Articles in this Code, the requirements of this Chapter shall apply to all PDDs, modifications to previously approved PDDs, and modifications to previously approved special exceptions for planned developments, unless otherwise stated.

3. **Conflicts**

If a conflict exists between this Chapter and other Articles in this Code, the provisions of this Chapter shall apply to the extent of the conflict.

4. **Nonconforming Standards**

Previously approved planned developments with a valid development order that does not conform to provisions in this Code shall be considered conforming. Nonconforming uses shall comply with [Article 1.E, PRIOR APPROVALS](#), and any other applicable requirements.

a. **Additional Requested Uses**

Previously approved “Additional Requested Uses” shall remain conforming uses, and may be modified or expanded, subject to a DOA Approval. **[Ord. 2005 – 002]**

5. **Thresholds**

PDDs approved after the effective date of this Code shall meet or exceed the minimum threshold requirements of the applicable PDD. The minimum thresholds shall not apply to previously approved planned developments.

6. **Development Order**

Issuance of a development order for a PDD shall be deemed to authorize an amendment to the Official Zoning Map.

a. **Zoning Map Amendment**

Before any land is designated as a PDD on the Official Zoning Map, it shall receive approval pursuant to the standards and procedures in [Article 2.B.1, Official Zoning Map Amendment \(Rezoning\)](#).

1) **Exception**

Previously approved special exceptions for planned developments are hereby zoned to the corresponding PDD. The Official Zoning Map shall be administratively amended to reflect the corresponding PDD designation on land with previously approved special exceptions for planned developments. In cases of uncertainty, the Zoning Director shall decide which PDD designation to apply.

b. **Conditions**

The BCC may impose conditions of approval in a development order for a PDD to protect the public health, welfare, and safety; to ensure compliance with the Plan and the requirements of this Code; to ensure off-site road improvements are provided to address the traffic impacts associated with the project; to ensure compatibility between land uses; to prevent or minimize any potential for adverse impacts on the public, adjacent properties, and surrounding communities; and to ensure quality development. The property owner shall be responsible for compliance with conditions of approval imposed by the BCC.

c. **Successive Owners**

Conditions imposed by the BCC shall run with the land and shall be binding on all successors with interest in the DRO approval property.

d. **Development Permits**

A development permit shall not be issued for any land development in a PDD, nor shall any land development activity commence within a PDD, prior to approval of a site plan or subdivision by the DRO for the affected area.

e. **Property Development Regulations (PDRs)**

Land development shall be governed by the PDRs in this Code, the development order, and the regulations indicated on the most recent approved master plan, site plan, or subdivision plan.

B. Future Land Uses and Density

1. **Future Land Use (FLU) Designation**

The FLU designation which correspond to each PDD are indicated in Table 3.E.1.B-20, PDD Corresponding Land Use.

Table 3.E.1.B-20 - PDD Corresponding Land Use

	AGR ¹	RR	LR1	LR2	LR3	MR5	HR8	HR12	HR18	MLU	EDC
PUD	x	x	x	x	x	x	x	x	x	x	
MHPD		x	x	x	x	x	x	x	x		
	AGR ¹	RR	CL	CH	CLO	CHO	IND	INST	CRE	MLU	EDC
MUPD			x	x	x	x	x	x	x	x	x
MXPD			x	x	x	x				x	x
PIPD							x			x	x
RVPD		x							x		

Notes:
 Check (x) indicates the PDD corresponds to the FLU designations.
 1. Pdds in the AGR Tier are limited to the 80/20 PUD OR 60/40 PUD. [Ord. 2006-004]

2. PDDs Split by FLU Designations

a. Residential

Uses allowed, PDRs, and density shall be determined by the land use designation on the affected area. Density may be transferred from one portion of the project to another based on the gross acreage of the project.

b. Nonresidential

Uses allowed, PDRs, and intensity for the entire PDD shall be governed by the less intense land use designation.

3. Uses Allowed

Uses allowed in a PDD shall be pursuant to Table 3.E.1.B-21, PDD Use Matrix. Previously approved planned developments shall be governed by the FLU designation in the Plan or pod designation on the most recent approved master plan for purpose of determining the uses allowed and applicability of this Code. Previously approved additional requested uses shall be considered conforming uses, and any expansion, relocation or increase in intensity shall be subject to BCC approval. [Ord. 2005-041]

4. Use Regulations

Uses permitted in a PDD shall be according to the pod designation on the master plan approved by the DRO, or the land use designation of the PDD, whichever is applicable. Uses may be further limited by the development order, concurrency reservation, or other applicable requirement.

a. Use Designations

Uses permitted in a PDD are classified as: permitted, special, DRO, or requested, as indicated in [Table 3.E.1.B-21, PDD Use Matrix](#).

1) Permitted Uses (P)

These uses are allowed by right and are identified by a P in the matrix.

2) Special Uses (S)

These uses require approval of a special permit and are identified by a S in the matrix.

3) DRO Uses (D)

These uses require approval by the Development Review Officer (DRO) and are identified by a D in the matrix.

4) Requested Uses (R)

These uses require approval by the BCC in accordance with the standards and procedures in [Article 2.B, PUBLIC HEARING PROCEDURES](#), and are identified by a R in the matrix.

a) Location

Requested uses shall be shown on the master plan or site plan approved by the BCC and shall remain in the location shown.

b. Supplementary Use Standards

A number in the "Note" column of Table 3.E.1.B-21, PDD Use Matrix, refers to supplementary land use standards in [Article 4.B, SUPPLEMENTARY USE STANDARDS](#), which are applicable to the use.

Table 3.E.1.B-21 - PDD Use Matrix

Use Type	PUD					MUPD							MXPD				PIPD					
	Pods					Land Use Designations							Land Use Designations				Use Zone					
	R E S	C O M	R E C	C I V /	A G R /	C L	C H	C L O	C H O	C R	I N D	I N S T	C L	C H	C L O	C H O	I N D /	C O M /	I N D /	M H P D	R V P D	N O T E
Residential Uses																						
Single Family	P																					122
Zero Lot Line Home	P												P	P	P	P						142
Townhouse	P												P	P	P	P						132
Multi-Family	P												P	P	P	P						87
Mobile Home Dwelling					S															P		85
Accessory Dwelling	S				S																	1
Congregate Living Facility, Type 1	P																					34
Congregate Living Facility, Type 2	R			S									S	S				S				34
Congregate Living Facility, Type 3	R	R		R		R	R	R	R		R		R	R	R	R						34
Estate Kitchen	P																					48
Farm Residence																						50
Farm Worker Quarters					P																	51
Garage Sale	P				P							P	P	P	P					P		60
Guest Cottage	P																					66
Home Occupation	P				P								P	P	P	P				P		70
Nursing Or Convalescent Facility		R		R		R	R					D	R	R								90
Security Or Caretaker Quarters		S		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	119
[Ord. 2005-002] [Ord. 2006-036]																						
Notes:																						
P Permitted by right																						
D Permitted subject to approval by the DRO																						
S Permitted in the district only if approved by Special Permit																						
R Permitted in the district only if approved by the Board of County Commissioners (BCC) as a requested use.																						

(This space intentionally left blank.)

Table 3.E.1.B-21 - PDD Use Matrix cont'd

Use Type	PUD					MUPD							MXPD				PIPD					
	Pods					Land Use Designations							Land Use Designations				Use Zone					
	R	C	R	C	A	C	C	C	C	C	I	I	C	C	C	C	I	C	I	M	R	N
E	O	E	I	G	L	H	L	H	R	N	N	L	H	L	H	N	O	N	H	V	O	
S	M	C	V	R			O	O		D	S			O	O	D	M	D	P	P	T	
				P							T					L		G	D	D	E	
Commercial Uses																						
Adult Entertainment																		S	S			2
Auction, Enclosed		R					P			P									P			16
Auction, Outdoor							R			R	R							P	P	P		16
Auto Paint Or Body Shop		R					R				R							P	P	P		17
Auto Service Station		R				R	R				R		R	R				P	P	P		18
Bed And Breakfast	D	D				S	S	S	S	S			S	S	S	S		S				20
Broadcast Studio		R				R	P	R	P	P	P		R	R	R	R		P	P			21
Building Supplies		R					R						R					P				22
Butcher Shop, Wholesale							R				P		R					P	P	P		23
Car Wash		R					R				P		R					P	P	P		25
Catering Service																						26
Contractor Storage Yard											P							P		P		35
Convenience Store		P				P	P						P	P	P	P		P		P	P	36
Convenience Store With Gas Sales							R				R		R					R	P			37
Day Labor Employment Service		R					R				R							P				41
Dispatching Office							R						R					P	P	P		42
Dog Day Care							R						R					P	R			43
Financial Institution		R				R	P	R	P				R	P	R	P		P				55
Flea Market, Enclosed		P					R						R					P				57
Flea Market, Open							R											R				58
Funeral Home or Crematory		P				R	R				R		R					P				59
Green Market																						64
Hotel, Motel, SRO, Rooming And Boarding							R			R	R			R		R		P				72
Kennel, Type III Commercial		R				R	R						R	R				P				74-2
Kiosk						P	P	P	P	P			P	P	P	P		P	P	P		75
Landscape Service		R					R				P		R					P	P	P		77
Laundry Services		R				P	P	P	P				P	P	P	P		P	P		P	78
[Ord. 2005-002] [Ord. 2004-051] [Ord. 2006-036]																						
Notes:																						
P Permitted by right																						
D Permitted subject to approval by the DRO																						
S Permitted in the district only if approved by Special Permit																						
R Permitted in the district only if approved by the Board of County Commissioners (BCC) as a requested use.																						

Table 3.E.1.B-21 - PDD Use Matrix cont'd

Use Type	PUD					MUPD							MXPD				PIPD			M	R	N	
	Pods					Land Use Designations							Land Use Designations				Use Zone						
	R	C	R	C	A	C	C	C	C	C	I	I	C	C	C	C	I	C	I				I
E	O	E	I	G	L	H	L	H	R	N	N	L	H	L	H	N	O	N	N	H	V	O	
S	M	C	V	R			O	O		D	S			O	O	D	M	D	D	P	P	T	
				/							T					/		/		D	D	E	
				P												L	G						
Agricultural Uses																							
Agriculture, Bona Fide					P																		3
Agriculture, Light Manufacturing																							4
Agriculture, Packing Plant																							5
Agriculture, Research/Development						P	P	P	P	P	P	P					P		P				3.1
Agriculture, Sales And Service							P										P						6
Agriculture, Storage																							7
Agriculture, Transshipment											P						P		P				8
Aviculture					P																		19
Community Vegetable Garden																							32
Equestrian Arena, Commercial				R						P													47
Farmers Market							P			P				P			P	P	P				52
Farrier																							53
Groom's Quarters	P				P																		65
Kennel, Type I Private	P																						73
Kennel, Type II Commercial		R					R						R				P						74-1
Nursery, Retail		P			P		P						P				P						88
Nursery, Wholesale					P												P		P				89
Potting Soil Manufacturing																							99
Produce Stand																							101
Shadehouse					P																		121
Stable, Commercial					P					P													125
Stable, Private	P				P																		126
Sugar Mill Or Refinery																			P				127
[Ord. 2005-002] [Ord. 2006-036]																							
Notes:																							
P Permitted by right																							
D Permitted subject to approval by the DRO																							
S Permitted in the district only if approved by Special Permit																							
R Permitted in the district only if approved by the Board of County Commissioners (BCC) as a requested use.																							

Table 3.E.1.B-21 - PDD Use Matrix cont'd

Use Type	PUD					MUPD							MXPD				PIPD			M	R	N						
	Pods					Land Use Designations							Land Use Designations				Use Zone											
	R E S	C O M	R E C	C I V	A G R / P	C L	C H	C L	C H	C O	C O	I D	I N S T	C L	C H	C L	C H	O O	I N D / L				C O M /	I N D /	G	H P D	R V P D	N O T E
Utilities and Excavation Uses																												
Air Curtain Incinerator																												9
Air Stripper, Remedial																												11
Chipping And Mulching												P								P		P						28
Communication Cell Sites On Wheels (COW) Tower, Mobile																												31
Communication Panels, Or Antennas, Commercial	B	D	D	D		D	D	D	D	D	P	D		D	D	D	D		P	P	P						31	
Communication Tower, Commercial							D				R	R		R					P	P	P						31	
Composting Facility											P								P		P						33	
Electric Power Facility		R				R		R	R	R									R	R	R						44-1	
Electric Transmission Facility		R				R		R	R	R									R	R	R						44-2	
Excavation, Agricultural				P																							49	
Excavation, Type I																											49	
Excavation, Type II	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	49	
Excavation, Type III A																											49	
Excavation, Type III B																											49	
Recycling Center							P				P			P					P	P	P						103	
Recycling Collection Station		S		S		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	106	
Recycling Drop-Off Bin		S	S	S		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	104	
Recycling Plant											P								P	P	P						105	
Sanitary Landfill Or Incinerator																											117	
Solid Waste Transfer Station							R		R	R	R	R							P	R	P						123	
Utility, Minor	P	P		P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	134	
Water Or Treatment Plant				R			R		R	R	R				R		R		P		P		R	R			139	
[Ord. 2005-002] [Ord. 2006-004]																												
Notes:																												
P Permitted by right																												
D Permitted subject to approval by the DRO																												
S Permitted in the district only if approved by Special Permit																												
R Permitted in the district only if approved by the Board of County Commissioners (BCC) as a requested use.																												

Table 3.E.1.B-21 - PDD Use Matrix cont'd

Use Type	PUD					MUPD						MXPD				PIPD			M	R	N
	Pods					Land Use Designations						Land Use Designations				Use Zone					
	R	C	R	C	A	C	C	C	C	C	I	I	C	C	C	C	I	C			
E	O	E	I	G	L	H	L	H	R	N	N	L	H	L	H	N	O	N	D	P	D
S	M	C	V	R			O	O		D	S			O	O	D	M	D	P	P	D
				P						T						L	G		D	D	E
Industrial Uses																					
Asphalt Or Concrete Plant										R								P			13
Data Information Processing					P	P		P		P		P	P		P	P	P	P			38
Film Production Studio						P		P	R	P						P	P	P			54
Gas And Fuel, Wholesale										R								P			61
Heavy Industry										R						R		P			69
Laboratory, Research					R	R	R	R	R	P	R	R	R			P	R	P			76
Machine Or Welding Shop										P						P		P			80
Manufacturing And Processing					R	R	R	R	R	P						P		P			81
Medical Or Dental Laboratory		P			P	P	P	P								P					84
Salvage Or Junk Yard										R								R			116
Transportation Facility																P		P			133
Truck Stop										R						R		R			131
Warehouse										P						P		P			138
Wholesaling, General										P						P		P			140
[Ord. 2005-002] [Ord. 2004-040]																					
Notes:																					
P Permitted by rights																					
D Permitted subject to approval by the DRO																					
S Permitted in the district only if approved by Special Permit																					
R Permitted in the district only if approved by the Board of County Commissioners (BCC) as a requested use.																					

5. Density

a. Computation

Density shall be based on the gross acreage of the planned development, unless otherwise indicated. Fractions shall be rounded down to the nearest whole number.

b. Minimum Density

The minimum density which may be imposed by the BCC in a PUD is indicated in Table 3.E.1.B-22, PUD Density. An applicant may voluntarily agree to a lesser density. The Planning Director may waive the minimum density requirement in the HR FLU designations by up to 25 percent.

Table 3.E.1.B-22 - PUD Density

	AGR	RR	LR1	LR2	LR3	MR5	HR8	HR12	HR18
MIN	0.5 du/ac	(1)	0.5 du/ac	1 du/ac	2 du/ac	3 du/ac	5 du/ac	5 du/ac	5 du/ac
MAX	1 du/ac	(2)	1 du/ac	2 du/ac	3 du/ac	5 du/ac	8 du/ac	12 du/ac	18 du/ac
[Ord. 2006-004]									
Notes:									
1. The minimum density in the RR FLU designation for a PUD are as follows: RR20 – 0.5 unit/20 acres; RR10 0.5 unit/10 acres; RR5 – 0.5 unit/5 acres; RR2.5 – 0.5 unit/2.5acres.									
2. The maximum density in the RR FLU designations for a PUD are as follows: RR20 – 1 unit/20 acres; RR10 – 1 unit/10 acres; RR5 – 1 unit/5 acres; RR2.5 - 1 unit/2.5acres.									

c. Maximum Density

The maximum density shall only be awarded to a PUD meeting the goals, policies and objectives in the Plan. The maximum density allowed in a PUD is indicated in Table 3.E.1.B-22, PUD Density. The actual density granted by the BCC to a planned development may be less than the maximum density allowed.

1) Density Bonus Programs

A PDD may qualify for additional units over the maximum density pursuant to [Art. 5.G.1, Workforce Housing Program \(WHP\)](#), [Art. 5.G.2, Transfer of Development Rights](#), or other density bonus program allowed by the Plan. **[Ord. 2005 – 002]**

d. MXPDP/PIPD

Density in a MXPDP or PIPD shall be determined by the underlying FLU designation and correspond to Table 3.E.1.B-22, PUD Density. Land with a commercial or industrial land use designation without an underlying residential land use designation shall be assigned a compatible residential density by the Planning Director in accordance with the Plan.

e. MLU

Density in a MLU land use designation shall be determined by the underlying FLU designations and correspond to Table 3.E.1.B-22, PUD Density. Land without an underlying residential land use designations shall be assigned a compatible residential density by the Planning Director in accordance with the Plan.

C. Objectives and Standards

1. Design Objectives

Planned developments shall comply with the following objectives:

- a. Contain sufficient depth, width, and frontage on a public street, or appropriate access thereto, as shown on the PBC Thoughtfare Identification Map to adequately accommodate the proposed use(s) and design;
- b. Provide a continuous, non-vehicular circulation system which connects uses, public entrances to buildings, recreation areas, amenities, usable open space, and other land improvements within and adjacent to the PDD;
- c. Provide pathways and convenient parking areas designed to encourage pedestrian circulation between uses;
- d. Preserve existing native vegetation and other natural/historic features to the greatest possible extent;
- e. Screen objectionable features (e.g. mechanical equipment, loading/delivery areas, storage areas, dumpsters, compactors) from public view and control objectionable sound;
- f. Locate and design buildings, structures, uses, pathways, access, landscaping, water management tracts, drainage systems, signs and other primary elements to minimize the potential for any adverse impact on adjacent properties; and
- g. Minimize parking through shared parking and mix of uses.

2. Performance Standards

Planned developments shall comply with the following standards:

a. Access and Circulation

- 1) PDDs shall have a minimum of 200 linear feet of frontage along an arterial or collector street;

a) Infill Development

The BCC may reduce the frontage requirement in the U/S Tier upon demonstration by the applicant that the standards cannot be satisfied by any other means and: **[Ord. 2005 – 002]**

- (1) the reduction is the minimum necessary to provide safe and adequate access to the project; **[Ord. 2005 – 002]**
- (2) the reduction will not result in any undue hardship or adverse impact on adjacent property owners; **[Ord. 2005 – 002]**
- (3) the reduction will not adversely effect the development of adjacent land in accordance with the Plan and this Code; **[Ord. 2005 – 002]**
- (4) the reduction is supported by the County Engineer and PZB. **[Ord. 2005 – 002]**

b) PUD Minimum

The BCC shall not reduce the frontage requirements below the following thresholds: **[Ord. 2005 – 002]**

- (1) 1500 trips or less: 50' of frontage. **[Ord. 2005 – 002]**
- (2) More than 1500 trips: 80' of frontage. **[Ord. 2005 – 002]**

Further reductions from the frontage requirements shall only be allowed by the BA as a variance in accordance with Art. 2.B.3, Variances. **[Ord. 2005 – 002]**

- 2) PDDs shall have legal access on an arterial or collector street;
- 3) Vehicular access and circulation shall be designed to minimize hazards to pedestrians, non-motorized forms of transportation, and other vehicles. Merge lanes, turn lanes and traffic medians shall be required where existing or anticipated heavy traffic flows indicate the need for such controls;

- 4) Traffic improvements shall be provided to accommodate the projected traffic impact;
 - 5) No more than 25 percent of the local streets in a PDD shall terminate in a cul-de-sac or a dead-end. This standard may be waived by the BCC;
 - 6) Nonresidential PDDs shall provide cross access to adjacent properties where possible, subject to approval by the County Engineer;
 - 7) Streets shall not be designed nor constructed in a manner which adversely impacts drainage in or adjacent to the project; and
 - 8) Public streets in the project shall connect to public streets directly adjacent to the project. If no adjacent public streets exist, and the County Engineer determines that a future public street is possible, a connection to the property line shall be provided in a location determined by the County Engineer. This standard may be waived by the BCC.
- b. Street Lighting**
Streetlights shall be a maximum of 25 feet in height and shall be installed along all streets 50 feet in width or greater. The light fixture shall be designed to direct light away from residences and onto the sidewalk and street and shall comply with [Article 5.E, PERFORMANCE STANDARDS](#).
- c. Median Landscaping**
Refer to the most recent Land Development Regulation Manual, available from the PBC Engineering Department.
- d. Street Trees**
Canopy trees meeting the requirements of [Article 7, LANDSCAPING](#), shall be spaced an average of 50 feet on center along both sides of all streets 50 feet in width or greater.
- 1) Street trees shall be planted between the edge of pavement and sidewalk using appropriate root barrier techniques.
 - 2) Street trees shall be setback a maximum of 25 feet from the edge of pavement if no sidewalk is provided.
 - 3) Palms meeting the requirements of [Article 7, LANDSCAPING](#), may be used as street trees if spaced an average of 40 feet on center.
 - 4) This requirement may be waived or modified by the County Engineer.
- e. Bike Lanes**
Bike lanes shall be provided in all streets 80 feet in width or greater, unless an alternative is approved by the County Engineer in accordance with [Article 11, SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS](#).
- f. Mass Transit**
All nonresidential PDDs over five acres and 50,000 square feet, and all PUDs over 50 units, shall comply with the following, unless waived by the DRO:
- 1) The location of a Bus Stop, Boarding and Alighting Area shall be shown on the master plan and/or final site plan prior to approval by the DRO, unless written conflicts that one is not required. The purpose of this easement is for the future construction of Mass Transit infrastructure in a manner acceptable to Palm Tran;
 - 2) Prior to the issuance of the first building permit, the property owner shall convey to PBC an easement for a Bus Stop, Boarding and Alighting Area, in a location and manner approved by Palm Tran. As an alternative, prior to Technical Compliance of the first plat, the property owner shall record an easement for a Bus Stop, Boarding and Alighting Area in a manner and form approved by Palm Tran. The property owner shall construct continuous paved pedestrian and bicycle access compliant with the Americans with Disabilities Act (ADA) to and through the Bus Stop Boarding and Alighting Area; and
 - 3) All PDDs with more than 100 units shall comply with the following requirement:
Prior to the issuance of the building permit for the 100th unit, the petitioner shall construct a Palm Tran approved mass transit shelter with appropriate access lighting, trash receptacle and bicycle storage. The location of the shelter shall be within an approved Bus Stop Boarding and Alighting Area easement. Any and all costs associated with the construction and perpetual maintenance shall be funded by the petitioner.
- g. Utilities**
All utility services located in a utility easement, such as telephone, cable, gas, and electric, shall be installed underground or combination/alternative acceptable to the DRO.
- 1) **Exceptions**
 - a) Primary facilities and high voltage wires.

- b) Lift stations, transformers, and other above ground structures necessary for the function of utility services. Such above ground structures shall be screened from view from adjacent R-O-W by landscaping, fences, walls, or combination.

h. Parking

1) Residential Uses

Parking for residential uses shall comply with [Article 6, PARKING](#). The DRO may require a covenant to be recorded limiting the affected area to a specific use or uses.

2) Nonresidential Uses

Parking for nonresidential uses shall comply with the following requirements:

a) Minimum/Maximum

- (1) Minimum: one space per 250 square feet of GFA (4/1000).
- (2) Maximum: one space per 166.66 square feet of GFA (6/1000)

b) Exceptions

(1) Requested Uses

Parking for requested uses may comply with Table 6.A.1.B-1, Minimum Off-Street Parking and Loading Requirements. The DRO may require a covenant to be recorded limiting the affected parking area to a specific use or uses.

(2) MLU/EDC

Parking for large scale and regional facilities in excess of 500,000 gross square feet may be reduced to one space per 333.33 square feet of GFA (3/1000).

(3) Shared Parking

The minimum number of parking spaces required may be reduced in accordance with [Article 6.A.1.D.10, Shared Parking](#).

3) Design

Parking areas open to the public shall be interconnected and provide safe efficient flow of traffic. Parking areas directly adjacent to other parking areas in the same project shall have cross access.

4) Cross Access

Cross access shall be provided to adjacent internal uses/properties, if required by the DRO.

5) Location-Non-residential PDDs

A minimum of ten percent of the required parking shall be located at the rear or side of each building it is intended to serve.

6) Distance

All parking spaces shall be located within 600 linear feet of a public entrance of the building which it is intended to serve.

a) Remote Parking Areas

Paved pedestrian pathways shall be provided to all parking areas in excess of 400 feet from a public entrance. Pathways shall be unobstructed grade separated and/or protected by curbs, except when traversing a vehicular uses area, and clearly marked.

i. Way Finding Signs

Off-site directional signs, consistent with the on-site directional sign standards in [Article 8, SIGNAGE](#), may be allowed along internal streets in the R-O-W, subject to approval by the County Engineer.

j. Recreation Clubhouse Emergency Generators

A permanent emergency generator shall be required for all PDD clubhouses 2,500 square feet or greater, and shall meet the standards of [Art. 5.B.1.A.18, Permanent Generators](#). **[Ord. 2006-004]**

D. Application Requirements

In addition to the requirements in [Article 2.B.1, Official Zoning Map Amendment \(Rezoning\)](#), an applicant shall submit the following information for certification by the DRO:

1. Master Plan

The BCC shall approve a master plan for the following PDDs: PUD, RVPD, MHPD, PIPD, and any planned development or combination of PDDs, in a MLU or EDC. The master plan shall be designed in accordance with the objectives and standards in this Section and the requirements for each PDD.

a. General

The master plan shall be the controlling document for the PDD. All development, access, density, and intensity in the PDD shall be consistent with the master plan. All site plans, subdivisions and plats shall be consistent with the master plan. In cases of conflict between plans, the most recent approved master plan by the DRO shall control to the extent of the conflict.

Preliminary development plans approved in accordance with [Ord. 92-7](#) shall be considered master plans.

b. Effect of BCC Approval

Approval of a master plan by the BCC shall be binding upon the landowners subject to the development order, their successors and assigns, and shall constitute the development regulations for the land. Development of the land shall be limited to the uses, density, access, configuration, and all other elements and conditions set forth on the master and in the Development Order. Administrative modifications to a master plan may only be allowed in accordance with [Article 2.D.1, Development Review Officer](#). In granting an approval, the BCC relies on the oral and written representations of the petitioner both on the record and as part of the application process. Deviations from or violation of these representations shall cause the approval to be reviewed by the BCC as a DOA.

c. Pods

All land within the boundaries of a Master Plan shall be designated one of the use types indicated in Table 3.E.1.B-21, PDD Use Matrix.

1) Exceptions

Perimeter landscape buffers, water management tracts not located in pods, canals, primary streets, open space, and similar areas allowed by the DRO.

d. Tabular Data

Each pod shall clearly indicate the acreage and proposed density/intensity. Tabular data for the entire project shall be provided in a form acceptable to the DRO.

e. Site Plan/Subdivision Approval Required

All land shown on a master plan shall receive approval of a site plan and/or subdivision plan by the DRO, in accordance with [Article 2.D.1, Development Review Officer](#).

- 1) The applicant may, submit a conceptual site plan with the application for a PUD. The conceptual site plan may be preliminary in nature and reflect the general layout and design of the PUD. A conceptual site plan is not required to meet the technical requirements of the DRO and is intended as a graphic representation of the project only for presentation purposes.

f. Density

The number of units shown on a site plan or subdivision plan shall correspond to the master plan.

g. Intensity

The intensity (e.g. square feet, beds, seats, no. of children/occupants/rooms, etc.) shown on a site plan or subdivision plan shall correspond to the master plan.

2. Site Plan

The BCC shall approve a site plan for the following PDDs: MXP, MUP, equivalent previously approved planned developments, Optional Residential pods in a PUD, and requested uses. The site plan shall be designed in accordance with the objectives and standards in this Chapter, the requirements for each planned development, the standards adopted by the DRO, and this Code.

a. General

The site plan shall be the controlling document for the PDD. All development, access, density, and intensity in the PDD shall be consistent with the site plan. All subdivisions and plats shall be consistent with the site plan.

3. Regulating Plan

The BCC shall approve a regulating plan for all new PDD's and the affected area of modifications to previously approved PDD's, Regulating plans shall be consistent with the PBC Zoning Division Technical Manual, consisting of a comprehensive graphic and written description of the project. At a minimum, the regulating plan shall consist of the following information, drawn to scale or labeled with dimensions: **[Ord. 2005 – 002] [Ord. 2004-040]**

a. Contents

At a minimum, the regulating plan shall consist of the following information, drawn to scale or labeled with dimensions: **[Ord. 2004-040]**

- 1) street cross sections, including sidewalks, bike lanes, street trees, on street parking and lighting;
- 2) typical lot layouts for each housing type, including building envelope, screen enclosure/pool setbacks, and driveway access;
- 3) focal point details;
- 4) landscape buffer details (plan view and cross section);
- 5) median landscape detail, if applicable;

- 6) bus shelter detail, if applicable;
- 7) master sign program/plan;
- 8) elevations, if submitted pursuant to [Art. 5.C, Design Standards](#);
- 9) pedestrian circulation plan in accordance with [Art. 3.E, Planned Development Districts \(PDDS\)](#);
- 10) phasing plan in accordance with [Art. 2.D.1, Development Review Officer](#);
- 11) screening details;
- 12) exemplary features;
- 13) public amenities;
- 14) details of entry features; and
- 15) neighborhood parks.

b. Design Standards Alternative

Items a.1), a.4), a.5), and a.7) above shall be required to be shown on a Regulating Plan at time of submittal of the application for DRO review (Public Hearing). Items a.2), a.3), a.6), and a.8) through a.15), as may be applicable, shall be indicated in the Design Standards subject to approval by the BCC. **[Ord. 2004-040]**

E. Modifications

Modifications to a planned development with a valid development order shall comply with [Article 2.D.1, Development Review Officer](#).

1. Modifications by the DRO to a Master Plan, Site Plan or Regulating Plan

In addition to [Article 2.D.1, Development Review Officer](#), the DRO shall have the authority to approve modifications to a master plan, site plan or regulating plan approved by the BCC, subject to the following limitations. In the case of a conflict with [Art. 2, Development Review Procedures](#), the following standards shall apply. Modifications which do not comply with [Art. 2, Development Review Procedures](#), or this Section shall require approval by the BCC.

a. Consistency

Modifications shall be consistent with the representations regarding the original approval, the conditions of approval, and the development order. Modifications which change the original goals or intent of the project, such as reduce internal trip capture, reduce non-vehicular circulation or cross access, reduce the amount of affordable housing without a corresponding decrease in density, or reduce the amount of land allocated to the preservation of agriculture, farmland, or wetlands, shall require approval by the BCC.

b. Pods

The re-designation of a pod from one type to another shall require approval by the BCC. The reconfiguration of pods may be approved by the DRO only if determined to be an improvement to the project and no adverse impact on adjacent properties.

c. Housing Classification and Type

Housing classification may only be changed from attached to detached. Housing type may only be changed as follows:

Table 3.E.1.E-23 – Housing Classification and Type

From	To
MF	Townhouse, zero lot line, or single family
Townhouse	Zero lot line, single family, or MF maximum of 35' in height
ZLL	Single family

d. Recreation

The amount of recreation and useable open space shown on a plan approved by the BCC shall not be reduced. Alternative locations may be approved by the DRO only if determined to be an improvement to the project and no adverse impact on adjacent properties.

e. Traffic

There shall be no substantial increase in traffic impact above that approved by the BCC, as determined by the County Engineer.

f. Access

Access shall not be added to roads external to the project, internal roads indicated on the Thoroughfare Identification Map, or to roads external to a pod, except for a residential pod. Access to roads external to a residential pod, but internal to the project, may be added in accordance with [Article 11, SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS](#).

g. Non-Vehicular Circulation

Pathways, sidewalks and bike lanes may be relocated, however, the resulting design shall maintain a continuous non-vehicular circulation system within the project.

h. Density Transfer

The DRO may transfer a maximum of 30 percent of the un-built units from one pod to another pod in the same PDD. The maximum number of units transferred to a pod shall not exceed 30 percent above the number of units approved by the BCC for that pod.

i. Density Decrease

The DRO may decrease the number of un-built units in a PDD, provided the resulting gross density of the project is consistent with the Plan.

j. Intensity Increase

The GFA of each building shown on a site plan approved by the BCC may be increased by five percent provided the increase does not exceed 1,000 gross square feet and complies with [Article 2.F, CONCURRENCY](#) (Adequate Public Facility Standards).

2. Modifications by the BCC

Modifications which exceed the thresholds in [Article 2.D.1, Development Review Officer](#), shall require a DOA in accordance with [Art. 2.B.2.G, DOA](#).

3. Modification to Reduce or Reconfigure Existing Golf Course

Any modifications to reduce the acreage or reconfigure the boundaries of the golf course previously approved on the Master Plan shall meet the following criteria: **[Ord. 2006-004]**

a. Notice to Homeowners

At the time of submitting the zoning application to amend the Master Plan, the applicant shall provide documentation that the residents of the PUD, as outlined in the latest PBC Property Appraisal list, were notified by registered mail, and shall post notice as may be allowed at appropriate common areas within the PUD. The notice mailed and posted shall describe the applicant's request to reconfigure the boundaries of the golf course. The applicant shall provide a copy of this notice to the Zoning Division and shall verify that the notice was provided as required by this section. The applicant shall further provide documentation of all additional efforts to inform association membership of the proposed golf course reconfiguration. Minutes of any association membership meeting, including the results of any vote concerning the applicant's request, as may be required by the Association, shall also be provided to the Zoning Division for inclusion in ZC and BCC staff reports. **[Ord. 2006-004]**

b. Reduction of Open Space or Recreation

The applicant shall provide justification and documentation that the golf course land areas to be reduced in acreage or the reconfiguration of boundaries will not result in a reduction in required open space for the development. If a previously approved development was subject to zoning regulations for open space or recreation that have since been amended, the applicant shall outline how the affected area for the proposed development complies with current ULDC requirements, while demonstrating that the unaffected area is consistent with the requirements in place at the time of the original or amended approval. **[Ord. 2006-004]**

c. Visual Impact Analysis Standards

The requirements of this Subsection shall be required for any application to reconfigure an existing golf course: **[Ord. 2006-004]**

1) Visual Analysis

To assess the compatibility and impact of a proposed reconfiguration of the golf course on adjacent properties, the applicant shall submit a Visual Impact Analysis. **[Ord. 2006-004]**

2) Methodology

The Visual Impact Analysis shall be prepared and sealed by an architect, engineer, landscape architect, or surveyor registered in the State of Florida. Digital imaging technology may be utilized to prepare the analysis, in a manner acceptable to the Zoning Director. In addition, non-digital methods may be required by the Zoning Director in order to implement the intent and purpose of this Section. The non-digital method shall, at a minimum, provide or include the information listed below. **[Ord. 2006-004]**

a) The location of the proposed structures/buildings illustrated upon an aerial photograph at a scale of not more than one inch equals 300 feet (one inch"=300'). All adjacent structures/buildings located within a 1,000-foot radius of all property lines of the proposed site shall be indicated. **[Ord. 2006-004]**

b) A line of site analysis, which shall include the following information: **[Ord. 2006-004]**

- (1) Identification of all significant existing natural and manmade features within 1,000 feet of the boundary of the affected area and identification of features that may provide buffering and screening for adjacent properties; **[Ord. 2006-004]**
- (2) Identification of at least three specific points within a 1,000 foot radius of the proposed site, subject to approval by the Zoning Director, for conducting the Visual Impact Analysis; **[Ord. 2006-004]**
- (3) Copies of all calculations and description of the methodology used in selecting the points of view and collection of data submitted in the analysis; **[Ord. 2006-004]**
- (4) Graphic illustration of the visual impact of the proposed structure(s)/building(s) on surrounding development, at a scale that does not exceed five degrees of horizontal distance, presented from the specific identified points; and, **[Ord. 2006-004]**
- (5) Identification of all screening and buffering materials within a designated planting area under the permanent control of the applicant (only screening and buffering materials located within the boundaries of the proposed site shall be considered for the Visual Impact Analysis.) **[Ord. 2006-004]**
- (6) Any other graphic illustrations, such as perspectives, cross sections, or elevations, shall be at a scale consistent with the master/site plan. The Zoning Director may request a scale that is necessary to clearly depict the detail of what the visual analysis is trying to convey to the BCC. **[Ord. 2006-004]**

F. Controlling Plan(s)

1. Approved Plan

The most recent approved master plan, site plan, or subdivision by the DRO shall be the controlling plan for the PDD. All land development shall be consistent with the controlling plan. The controlling plan shall supercede any previously approved master plan, site plan, or subdivision. **[Ord. 2005 – 002]**

2. Maximum Units/Square Feet

The number of units and total gross square feet shown on the most recent master plan, site plan or subdivision approved by the DRO shall constitute the maximum number of units or square footage which can be constructed in the PDD and shall supersede the density or intensity approved by the BCC and the density or intensity shown on any previously approved master plan, site plan, or subdivision. In case of a conflict between plans, an approved master plan shall control to the extent of the conflict.

G. Sales Office and Models

1. General

a. Permits

Building permits for real estate sales offices, sales models, gatehouses, entry features, and utilities may be issued prior to recording a final plat, but not before approval of a site plan/final subdivision plan by the DRO.

b. Permanent

A permanent real estate sales office is permitted in a commercial pod only.

c. Definitions – see Art. 1.I, Zoning Definitions and Acronyms

1) Real Estate Sales Office, Planned Development

An office for the sale and resale of new and existing residential units in a planned development.

a) Temporary, Pod

A temporary real estate sales office for the sale of new units only shall be permitted in a residential pod or other temporary location approved by the DRO. Sales shall be limited to only new units in the pod. A temporary sales office in a mobile home shall be subject to [Article 5.B.1.B, Temporary Structures](#). Sanitary facilities shall be available in the office. A temporary real estate sales office shall be removed from the site prior to the issuance of the CO for the last remaining unit in the pod. Temporary access to the sales office may be permitted, subject to approval by the DRO. The temporary access shall be limited to one year, unless extended by the DRO.

b) Temporary, Project

A temporary real estate sales office for the sale and resale of units in the entire project, or phase of a project, shall be permitted in a residential pod, private civic pod, commercial pod, or recreation pod, subject to approval by the BCC. A temporary sales office in a mobile home shall be subject to [Article 5.B.1.B, Temporary Structures](#). Sanitary facilities shall be available in the office. A temporary real estate sales office serving an entire

project shall only be permitted within a planned development and/or phase approved for 300 or more units. Sales and resales shall be limited to only units within the planned development. A temporary real estate sales office shall be removed from the site prior to the issuance of the CO for the last remaining unit in the project or phase, as applicable. Temporary access to the sales office may be permitted, subject to approval by the BCC.

2) Planned Development, Sales Model

A residential unit used for the sale of only new units within a residential pod of a planned development.

2. Sales Office

a. Resale

Resale of existing units from a temporary real estate sales office for a project shall cease when the remaining number of units without a CO in the project, or phase, as applicable, reaches the following:

Table 3.E.1.G-24 – Sales Office

No. Units in Project or Phase	Units Remaining w/out a CO
1000 or more	20
500-999	16
300-499	12

3. Sales Models

a. General

A maximum of eight sales models per pod may be constructed prior to platting. Subdivision approval of the sales model lots by the DRO shall be required prior to issuance of a building permit. Sales models shall comply with all applicable PDRs prior to issuance of a CO. A sales model may be used as a temporary real estate sales office.

1) Parking

A minimum of two parking spaces per model shall be provided. The parking area shall comply with [Article 6.A.1.D, Off-Street Parking](#).

2) Duration

The use of a residential unit as a sales model shall cease prior to issuance of the CO for the last remaining unit in the pod.

b. Residential Pod

A maximum of eight, or 20 percent of the number of units in the pod, whichever is less, shall be permitted as sales models.

c. Model Rows

Planned developments approved for a total of 300 or more units may construct a model row for the project.

1) Number

A maximum of 16 sales models shall be permitted in the model row. A maximum of one model row shall be permitted for every three pods under development, consisting of a minimum of 60 units each.

2) Location

A model row shall be located in a residential pod. The location of the model row shall be designated on the preliminary development plan at the time of BCC approval. Access to the model row shall be from a location approved by the BCC or allowed by this Code.

3) Use

A model row shall be open to the public for the sale of only new units in the project. The sale or resale of units outside the project shall be prohibited.

H. Accessory Structures

1. Standards

The following accessory uses and structures in permanent or temporary structures shall comply with the following standards:

a. Gatehouses

Gatehouses for security of the project may be permitted, subject to approval by the DRO.

b. Utilities

Public or private utilities, accessory buildings/structures, and related infrastructure shall be permitted, subject to compliance with all applicable rules and regulations governing such facilities.

c. Temporary Structures

Temporary structures, such as construction trailers, shall be permitted in accordance with [Article 5.B.1.B, Temporary Structures](#).

d. Permits

Building Permits for temporary and accessory structures may be issued in accordance with [Art. 3.E.1.G.1.a, Permits](#).

I. Unified Control

All land in a PDD shall be contiguous, unless otherwise stated, and owned or under the control of the applicant or subject to unified control. Unified control shall be in a form acceptable to the County Attorney and shall provide for the perpetual operation and maintenance of all shared/common facilities and improvements, which are not provided, operated or maintained at the public's expense.

1. Exception

Public civic uses and AGR Preservation Areas shall not be subject to unified control, unless required by a condition of approval.

2. Approval

Unified control shall be approved by the County Attorney and recorded by the applicant prior to approval by the DRO of the initial master plan, site plan, or subdivision, whichever occurs first.

3. Control

Unified control for a PDD shall be approved by the County Attorney and recorded by the applicant prior to approval of the first plat.

4. Architectural Guidelines

All buildings and signage shall maintain architectural consistency between all building, signage and project identification. Consistency shall include, a minimum, on overall unified image and character created by the use of common elements such as building and roofing materials, rooflines, muted colors, fenestration, architectural features, and architectural elements.

5. Successive Owners

The unified control shall run with the land and shall be binding on all successors in interest to the property.

6. Amendments

Prior to approval of a modification to a master plan, site plan, or subdivision by the DRO, the unified control shall be amended to include/exclude all land added to/deleted from the PDD.

J. Phasing and Platting

1. Phasing

PDDs shall be subject to the phasing, time limitations and review requirements of [Art. 2.E, Monitoring](#), any conditions of approval, and shall proceed in a reasonably continuous and timely manner. If a PDD other than a PUD has multiple phases, each of the first two phases shall contain a minimum of 20 percent of the land area unless otherwise approved in the development order approved by the BCC. **[Ord. 2005 – 002]**

2. Platting

All land in a PDD shall be platted in accordance with [Art. 11, Subdivision, Platting and Required Improvements](#). All land within the PDD, including private civic tracts, golf courses and open space areas (including but not limited to recreation and water retention) shall be platted prior to Technical Compliance for the last residential, commercial, or industrial tract. **[Ord. 2005 – 002]**

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:

- a. the preservation of the natural environment;
- b. the integration and connection of land uses with perimeter landscape areas which provide vegetation preservation, buffering, and circulation areas;
- c. the creation of a continuous non-vehicular circulation system;

- d. the establishment of private civic and/or public civic and recreation area to serve the PUD;
- e. provide for a limited amount of commercial uses to serve the residents of the PUD;
- f. provide for efficient use of land and public resources by co-locating harmonious uses to share civic uses and public facilities and services for the residents of PBC;
- g. the reduction of land consumption by roads and other impervious surface areas; and
- h. the provision for flexible PDRs to promote innovative and quality site design.

2. Applicability

The requirements of this Section shall apply to all PUDs, modifications to previously approved PUDs, and modifications to previously approved special exceptions for PUDs, unless otherwise stated.

3. Conflicts

If a conflict exists between this Section and other Sections in this Code, the provisions of this Section shall apply to the extent of the conflict.

4. Exemplary

A rezoning to the PUD district shall only be granted to a project exceeding the goals, policies and objectives in the Plan, the minimum requirements of this Code, and the design objectives and performance standards in this Article which include, but are not limited to, sustainability, trip reduction, cross access, buffering, aesthetics, creative design, vegetation preservation, recreational opportunities, mix of uses, mix of unit types, safety, and affordable housing. See the PBC Zoning Division Technical Manual for examples.

B. Objectives and Standards

1. Design Objectives

A PUD shall comply with the following objectives:

- a. Designed as a predominantly residential district;
- b. Provide a continuous non-vehicular circulation system for pedestrians and non-motorized vehicles;
- c. Provide perimeter landscape areas to connect or buffer land uses, within and outside the perimeter of the PUD.
- d. May offer limited commercial uses for the population of the PUD;
- e. Establish neighborhood character and identity;
- f. Preserve the natural environment to the greatest extent possible; and
- g. Provide incentives for civic uses to reduce public capital improvements and expenditures by encouraging joint acquisition, development and operation of publicly owned and operated facilities to serve the residents of the PUD and PBC.

2. Performance Standards

A PUD shall comply with the following standards:

a. Landscape Buffers

A minimum of 50 percent of the required canopy trees in the ROW buffer shall have a height of 14 feet. No overlap or easement encroachment shall be permitted in R-O-W buffer of utility easements. **[Ord. 2005 – 002]**

b. Proximity to Other Uses

All residential pods with five or more units per acre shall be located within 1,320 feet of a neighborhood park, recreation pod, private civic pod, commercial pod, or a public recreational facility.

1) Measurement of Distance

For the purpose of this Section, distance shall be measured by drawing a straight line between the property line of a residential Pod to the property line of the pod where the commercial/personal services are located. **[Ord. 2004-040]**

c. Street Lights

All streets lights shall include decorative elements. Decorative elements shall not be included in the height limitation in [Article 3.E.1.C.2.b, Street Lighting](#).

d. Focal Points

A focal point shall be provided at the terminus of 25 percent of the streets in the project. The focal point may be in the form of a plaza, fountain, landscaping, or similar amenity deemed acceptable to the DRO. The focal point shall not be located on a private residential lot.

e. Neighborhood Park

Neighborhood parks shall be provided within each Pod and shall have a direct connection to the pedestrian system and include a tot lot, gazebo, fitness station, rest station, or similar recreation amenity. Neighborhood parks shall not be used towards the Parks and Recreation Departments

minimum recreation requirements and shall not be located within areas designated for drainage, stormwater management or other utility purposes. [Ord. 2005 – 002]

f. Drainage

Drainage easements shall not be permitted in the minimum required rear setback for residential structures.

g. Zero Lot Line (ZLL)

ZLL units with a ZLL side that abuts the rear property line of two or more lots shall be restricted to one story in height.

h. T-Intersection

Lots fronting a T-intersection in ZLL pods with three or more units per acre shall be limited to one of the following options:

- 1) unit with a side-loading garage;
- 2) easement or flip tract, a minimum 25 feet in width;
- 3) neighborhood park; or
- 4) focal point or alternative features acceptable to the DRO.

C. Thresholds

1. Thresholds

Projects that meet or exceed the acreage threshold indicated in Table 3.E.2.C.-25, PUD Minimum Thresholds may be submitted and reviewed as a PUD. [Ord. 2006-004]

Table 3.E.2.C-25 –PUD Minimum Thresholds

	AGR	RR	LR1	LR2	LR3	MR5	HR8	HR12	HR18
MIN	40 (80/20)	100	5	5	5	5	3	3	3
	250 (60/40)								

2. Land Use Mix

Table 3.E.2.C.26, PUD Land Use Mix, indicates the minimum and maximum percentage of each land use allowed in a PUD.

Table 3.E.2.C-26 - 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. Land Use Calculation

The calculation for the mix of land uses shall based on the gross acreage of the PUD. Neighborhood parks, water management tracts and local roads, which are internal to a residential pod rather than a separate pod or tract may be credited toward the minimum residential land area requirement in [Table 3.E.2.C-26, PUD Land Use Mix](#).

a. AGR Exceptions

In the AGR FLU designations, the required land use mix shall be based on the gross acreage of the development portion of the PUD only. [Ord. 2006-004]

4. Other Land Uses

The acreage for open space tracts, water management tracts, R-O-W, shall be provided on the master plan.

D. Property Development Regulations (PDRs)

The minimum lot dimensions, minimum and maximum density, maximum FAR, maximum building coverage, and minimum setbacks in each pod are indicated in [Table 3.E.2.D-27, PUD Property Development Regulations](#), unless otherwise stated.

1. Setbacks

For residential development, building setbacks shall be measured from the inside edge of the perimeter landscape buffers. For non-residential development, building setbacks shall be measured from the property line. Rear or side setbacks may be reduced pursuant to [Article 3.D.1.D.4, Setback Reductions](#).

Table 3.E.2.D-27 - PUD Property Development Regulations

POD	Lot Dimensions			Density		FAR	Building Coverage	Setbacks			
	Size	Width and Frontage	Depth	Min.	Max.			Front	Side	Side Street	Rear
Residential											
SF	Apply the RS district regulations in Table 3.D.1.A-16, Property Development Regulations .										
ZLL	Refer to Article 3.D.2.B, Zero Lot Line (ZLL) .										
TH	Refer to Article 3.D.2.A, Townhouse .										
MF	Apply the RM district regulations in Table 3.D.1.A-16, Property Development Regulations .										
Civic											
Private	0.5 ac	100	100	-	-	0.35	30 percent	25	20	25	20
Public	1 ac.	100	200	-	-						
Commercial											
Commercial	Apply CC district regulations in Table 3.D.1.A-16, Property Development Regulations										
Recreation											
Recreation Pod	-	65	75	-	-	0.35	30 percent	25	15	25	15
Neighborhood Park	0.1	45	75	-	-	0.15	15 percent	15	15	15	15
Preservation (1)											
Preservation	Apply the AGR district regulations in Table 3.D.1.A-16, Property Development Regulations										
[Ord. 2005-002]											
Notes:											
1. Preservation includes the Preservation Areas in a PUD allowed in the AGR FLU designations.											

E. Pods

1. Residential Pod

A residential pod shall be designated on the Master Plan as follows:

a. Range of Housing

A PUD in excess of 100 acres and 300 dwelling units shall provide a minimum of two residential use types. A minimum of ten percent of the residential dwellings in a PUD in excess of this threshold shall be of a second use type.

b. Side Loading Garage

A side loading garage is permitted in a SF pod, subject to a minimum front setback of 15 feet.

2. Commercial Pod

A commercial pod is intended to provide personal services, retail opportunities, and professional or business offices for use primarily by the residents of the PUD. A commercial pod shall be designated on the master plan as follows:

a. Use Regulations

Uses shall be permitted in accordance with Table 3.E.1.B-21-PDD Use Matrix, Art. 4: Use Regulations; and, Art. 3.E.5.F, SCO PIPD.

b. Location

A commercial pod shall comply with the following location and design criteria:

1) Frontage

A commercial pod shall not have frontage on a public arterial or collector street traversing or bordering the PUD. Access shall be limited to an arterial or collector street internal to the PUD only.

a) Exception

A private arterial or collector street traversing the PUD is exempt from this requirement.

2) Setback

- a) A commercial pod shall be setback a minimum of 1000 feet from the perimeter of the PUD.
- b) A commercial pod shall be setback a minimum of 1000 feet from a public arterial or collector street traversing the PUD.

c. Design

- 1) Any single use exceeding 10,000 square feet of GFA shall obtain approval as a Requested Use.
- 2) A Type 3 Incompatibility landscape buffer, including a six foot high opaque concrete wall, shall be required adjacent to a residential pod.
- 3) In addition to the landscape requirements in [Article 7.F, PERIMETER BUFFER LANDSCAPE REQUIREMENTS](#), R-O-W Buffers shall include a two to three foot high continuous or undulating berm.
- 4) Freestanding point of purchase signs shall be monument style only and shall be limited to a maximum of ten feet in height with a maximum sign face area of 80 square feet per side. A maximum of one freestanding point of purchase sign shall be allowed per frontage.
- 5) Outdoor lighting shall not exceed 30 feet in height, and shall be shielded, oriented and directed away from residential uses.
- 6) Dumpsters, compactors and loading areas shall be setback a minimum of 50 feet from the property line and oriented away from residential uses.
- 7) Outdoor storage of any merchandise, equipment, refuse or similar material shall be prohibited.
- 8) A continuous non-vehicular circulation system shall provide access to commercial uses from adjacent residential pods.

d. Architecture

Proposed buildings shall be subject to [Article 5.C, DESIGN STANDARDS](#).

e. Property Development Regulations (PDRs)

The PDRs for a commercial pod are in Table 3.E.2.D-27, PUD Property Development Regulations.

1) Multiple Uses

A commercial pod meeting the requirements for a MUPD with a CL FLU designation may be developed in accordance with the PDRs in Table 3.E.3.D-31, MUPD Property Development Regulations.

2) Mixed Use

A commercial pod meeting the requirements for a MXPDP with a CL FLU designation may be developed in accordance with the PDRs in Table 3.E.4.D-36, MXPDP Property Development Regulations.

3) Market Place

A commercial pod meeting the requirements for TMD or a TMD with a CL FLU designation. may be developed in accordance with the PDRs in Table 3.D.1.A-16, Property Development Regulations.

f. Hours of Operation

Commercial uses within 300 feet of a residential unit shall not commence business activities, including delivery and stocking operations, prior to 6:00 a.m. nor continue activities later than 11:00 p.m. daily. Commercial lots greater than 300 feet from residential use may be exempt from this requirement, unless required by a BCC condition.

g. Accessory Commercial Areas

Ten percent of the floor area in a recreation or civic pod may be utilized for commercial uses permitted by right in the CC zoning district.

h. Nonconforming Commercial Pods

In addition to the criteria in [Article 3.E.2.E.2.c, Design](#), above, the following standards shall apply to a commercial pod in a PUD approved prior to June 16, 1992, but which has not received site plan approval by the DRO:

- 1) A single use shall not exceed 15,000 square feet GFA; and
- 2) Auto repair and gasoline sales shall be prohibited.

3. Recreation Pod

Recreation areas shall be designated on the master plan as recreation pods and in accordance with [Art. 5.D, Parks and Recreation Standards](#).

a. Installation

Site improvements shall be provided in accordance with [Art. 5.D, Parks and Recreation – Rules and Recreation Standards](#).

b. Parking

Parking shall not be required for recreation pods less than one acre.

4. Civic Pod

A civic pod is intended to promote a coordinated land planning approach for providing and encouraging publicly and privately owned civic, institutional, educational, and additional recreational uses for the community.

a. A PUD shall provide for and designate a civic pod on the master plan based on the two percent of the gross acreage of the PUD. PUD's in AGR-FLU areas shall use two percent of the developable portion of the PUD. All civic pods so designated shall be identified as public or private. **[Ord. 2005 – 002]**

b. Frontage

A civic pod shall have frontage on a collector or arterial street unless waived by FDO. **[Ord. 2005 – 002]**

c. Public and Private Civic

PBC may require all or a portion of a civic pod to be dedicated to PBC for public purposes. Civic Pods of one acre or less may be labeled as “Private” with approval of FDO. **[Ord. 2005 – 002]**

1) Public Civic

Public civic pods shall be located adjacent to publicly owned, or anticipated to be owned, lands. In the event of co-location with property outside the boundary of the PUD, the required landscape buffer along the common boundary may be waived by the DRO. The location of, and access to, a public civic pod shall be acceptable to FDO prior to certification of the master plan by the DRO. **[Ord. 2005 – 002]**

a) Conveyance

Conveyance of a civic pod to PBC shall be in a form and manner acceptable to FDO as outlined in the FDO Property Acquisition Policy and Procedures, and by the County Attorney. Documentation, such as a deed, survey, environmental assessment, and evidence of a clear title shall be required to be provided by the applicant prior to acceptance by PBC. Site shall also be conveyed with: **[Ord. 2005 – 002]**

- 1) concurrency;
- 2) drainage accommodated within and allowed to discharge into the storm water management system of the PUD;
- 3) filled and stabilized;
- 4) sufficient sized water sewer and other associated utilities stubbed to the site; and
- 5) direct access to a utility easement for phone, electric and cable.

b) Uses

Public civic parcels shall consist of civic uses and other typical uses provided by governmental agencies, which are required to provide services to meet concurrency requirements such as, but not limited to, regional parks, water treatment facilities and fire stations, and services required to mitigate other impacts of the development to service providers such as, but not limited to, public schools, libraries or other civic uses. **[Ord. 2005 – 002]**

2) Private Civic

Private civic parcels shall be labeled as “Private” on the master plan and may be underscored for a particular use as defined in this section or as outlined in Zoning Code Use Matrix. Such pods may be located anywhere within the PUD but should remain as one singular parcel. **[Ord. 2005 – 002]**

a) Use Limitations

Private civic sites shall consist of civic uses which: provide services to PUD residents or fulfill recreational or educational needs for the residents of PBC; are customarily privately owned and operated; such as but not limited to, private schools or libraries, day care centers, churches, temples, and property owner association meeting areas. Private civic uses may include parking if such use benefits the intended private civic site function. Private civic sites may not be used as PUD overflow parking areas or to fulfill any other non-civic site related requirements. **[Ord. 2005 – 002]**

d. Underlying FLU

A civic pod may have an underlying pod designation on the master plan approved by the BCC. The underlying FLU designation may only be utilized if the civic pod is removed from the master plan by the DRO.

e. PDRs

The PDRs for a civic pod shall be in accordance with Table 3.E.2.D-27, PUD Property Development Regulations.

1) Exception

Public civic pods may be exempt from Table 3.E.2.D-27, PUD Property Development Regulations, by the DRO if the PDRs hinder the proper functioning of the intended civic use.

2) Special Provision for Civic Pods

The BCC may permit the land area allocated to public civic uses or private civic uses to be deleted from the gross acreage of the PUD when determining the residential land use percentage. Such reduction may occur if an explicit public benefit is demonstrated meeting the criteria in this Subsection. The applicant may include with a submittal of a rezoning application a request to exclude the public civic or private civic acreage from the gross acreage of the PUD. The justification statement, required in accordance with [Article 2.D, ADMINISTRATIVE PROCESS](#), shall clearly demonstrate an explicit public benefit and meet the criteria herein. Prior to certification of an application, the Zoning Director may obtain confirmation from the BCC that the justification and proposed mix of land uses meets the applicable criteria. The BCC shall make a finding of fact supported by substantial competent evidence that the criteria has been satisfied.

3) Evaluation Criteria

Public civic sites shall meet all criteria outlined in [Art. 3.E.2.E.4.e.3\).a\)-e\)](#), below.

Private civic sites shall meet all criteria outlined in

- a) Provide reduced cost to the public for site acquisition, development or operation of civic uses.
- b) Provide services to meet recreational, fire rescue or mass transit concurrency requirements in accordance with [F.S. Chapter 163](#), or accommodate impacts of development on educational facilities such as schools or regional libraries.
- c) Fulfill a direct service and immediate need, as projected in the PBC's capital improvement element or, if applicable, further the PBC's goal to provide adequate primary and secondary education facilities.
- d) Land uses within the PUD shall be located and designed to be compatible with surrounding land uses both internal and external to the PUD.
- e) The resulting mix of land uses further the goals to integrate and share facilities, thereby encouraging efficient use of land and reduction in use of public funding sources.
- f) The location and layout of the civic use shall be easily accessible to the residents of the PUD. The civic uses shall satisfy the design objective in [Article 3.E.2.B, Objectives and Standards](#).
- g) Provide education in accordance with [F.S. Chapter 623](#).

F. AGR PUD

1. General

The following regulations have been created to fulfill goals, policies and objectives in the AGR FLU designations.

a. Purpose and Intent

In addition to provision in [Article 3.E.2.A.1, Purpose and Intent](#), a PUD is permitted in the AGR FLU designations in order to accommodate low density residential development in conjunction with the preservation of agriculture, wetlands or other significant open space areas. It is the intent of a PUD in this land use designations to provide for the residential development of land in a manner compatible with agriculture, wetlands or other significant open space and which does not detract from the protection and perpetuation of such uses in the area.

b. Applicability

This Section shall apply to PUDs in the AGR FLU designations.

c. Conflicts

If this Section conflicts with another Section of the Code, the provisions of this Section shall apply to the extent of the conflict.

2. Development Options.

a. Options

The following two options are allowed in the AGR FLU designations: 80/20 and 60/40.

1) Minimum Land Area

The minimum gross land area (GLA) for the 80/20 option is 40 acres and 250 acres for the 60/40 option.

2) Areas

Each PUD shall consist of two areas, the Preservation Area and the Development Area. Both areas shall be rezoned to the PUD district.

b. Density

The maximum density for both options shall be based on the total GLA of the PUD calculated at 1 du/ac. The residential density in the Development Area is not restricted, except as necessary to meet applicable development standards and to assure compatibility with adjacent land uses.

c. Land Use Mix

The land area allocated for the Preservation Area and the Development Area shall be based on the ratio specified for each development option as described below.

1) 80/20 Option

A minimum of 80 percent of the GLA of the PUD shall be designated as Preservation Area on the master plan. The remaining land area (20 percent) may be designated on the master plan as residential, civic, commercial, recreation, or open space in accordance with Table 3.E.2.C-26, PUD Land Use Mix.

a) Exception

Up to an additional five percent of the GLA of the PUD may be allocated to the Development Area where the allocation can be accounted for as R-O-W for streets or water retention areas. In no event shall the Development Area, including R-O-W and water retention areas, exceed 25 percent of the GLA.

2) 60/40 Option

A minimum of 60 percent of the gross land area of the PUD shall be designated as a Preservation Area on the master plan. The remaining land area (40 percent) may be designated on the master plan as residential, civic, commercial, recreation, or open space in accordance with Table 3.E.2.C-26, PUD Land Use Mix.

3) Both Options

Credit shall not be given that would reduce the size of the Preservation Area for encroachment of R-O-W, water retention, open space, landscape buffers, or natural habitats preserved in the Development Area. Native vegetation required to be set-aside in a Development Area by [Article 14.C, VEGETATION PRESERVATION AND PROTECTION](#), shall not be credited toward satisfying the minimum Preservation Area requirement.

3. Preservation Area

A Preservation Area or a pod designated as a Preservation Area is intended to support bona fide agriculture uses, wetlands, or other significant open space. Adjacent residential development in the PUD should be designed to be compatible with a Preservation Area and shall not detract from its operation or function.

a. Location and Access

Preservation Areas which are not contiguous to Development Areas may be situated anywhere in the AGR FLU designations, provided they are accessible by a street.

b. Adjacency

Preservation Areas shall be located, to the greatest extent practical, adjacent to existing, planned, or projected Preservation Areas.

c. Uses

Uses allowed in a Preservation Area are indicated in Table 3.E.1.B-21, PDD Use Matrix, and specified by the Preserve Management Plan as approved by ERM. **[Ord. 2006-004]**

d. Configuration

1) Property Development Regulations

A Preserve Area and any remaining portion of a lot used to create a Preserve Area shall meet the minimum PDRs of the AGR district, with exception to the following: lot width may be reduced to 100 feet for a Rural Parkway, as defined in the Plan, or for an equestrian use that meanders through a 60/40 development area; and, a legal lot of record that does not meet the minimum acreage or dimensions of the AGR district may be used as a preserve area if in compliance with all other requirements of this Section. **[Ord. 2006-004]**

(This space intentionally left blank.)

2) General

Preservation Areas shall be arranged in a unified whole so as to maximize the purpose, function, and perpetuation of the preservation use. This shall be accomplished, in part, through the following:

a) Agriculture

Agricultural areas shall have boundaries that allow for efficient agricultural operation, and shall not be encroached upon by a Development Area. **[Ord. 2006-004]**

b) Wetlands

The boundary of preserved wetlands shall be determined by the ecological function of the viable area, as determined by the BCC upon recommendations from ERM and/or the SFWMD. Wetland areas shall be preserved in the following order of priority: adjacent to off-site wetlands; open space; fallow land; or, agricultural land. Primary consideration shall be given to preserved wetland areas adjacent to off-site wetlands.

e. Contiguity

1) 80/20 Option

The Preservation Area in the 80/20 option shall be located contiguous to the Development Area.

2) 60/40 Option

The Preservation Area for the 60/40 option shall be a minimum 150 acres and contiguous to, but not intrusive into, the Development Area with the following exceptions:

a) Equestrian communities may have pastures designated as Preservation Area, which meander, in a contiguous fashion, throughout the PUD;

b) A Preservation Area in the 60/40 option may be located remote from its associated Development Area provided that at least one of the following conditions are met: **[Ord. 2005 – 002]**

(1) the Preservation Area contains at least 150 acres and meets the requirements in [Article 3.E.2.F.3.d, Configuration](#); or

(2) the Preservation Area shares at least one common boundary of which a minimum of 50 percent of the common boundary is contiguous with an existing Preservation Area, an agricultural area preserved under the PACE program, or a designated wetland which is in public ownership, and which, when combined with the adjacent existing area, has a land area equal to or greater than 150 acres. **[Ord. 2005 – 002]**
[Ord. 2006-004]

f. Plans

Plans submitted to the DRO shall depict the Preservation Area as specified below.

1) Contiguous Area

When the Preservation Area is contiguous to the Development Area, the Preservation Area shall be shown and designated on the master plan and all applicable subdivision plans at the same scale and in the same detail as the Development Area.

2) Non-contiguous Area

When the Preservation Area is not contiguous to the Development Area, the Preservation Area shall be referenced by a location sketch and notes on the master plan.

g. Boundary Plat

All Preservation Areas shall be platted. The plat(s) shall be recorded simultaneously with the first plat in the Development area. The plat shall limit the land to the intended preservation use(s).

h. Perpetual Preservation

Prior to recording the plat for a Preservation Area, the Preservation Area shall be established in perpetuity in one of the following manners and in a form acceptable to the County Attorney.

1) Dedication and Acceptance

Dedication of the Preservation Area to the BCC and acceptance of the dedication by the BCC;

2) Conservation Easement

Recordation of an Agricultural Conservation Easement; or **[Ord. 2006-004]**

3) Restrictive Covenant

Recordation of a restrictive covenant, made in favor of PBC, stating the basis for and limiting the land to the intended use(s).

4. Development Area

The Development Area shall contain the development related pods, residential commercial, civic and recreational as described in Table 3.E.2.D-27, PUD Property Development Regulations, allowed in a Development Area are based on the pod designation indicated in Table 3.E.1.B-21, PDD Use Matrix.

a. Location

The Development Area for the 60/40 option shall not be located west of S.R.7 (U.S. 441).

1) Frontage

All Development Areas shall have frontage on SR-7, SR-806 (Atlantic Ave.), SR-804 (Boynton Beach Boulevard), Clint Moore Road or Lyons Road.

2) Adjacency

Development areas shall be located, to the greatest extent practical, adjacent to existing, planned or projected Development Areas.

3) Connectivity

Development Areas adjacent to potential or existing TMD locations shall have at least one paved pedestrian and vehicular connection.

b. Configuration

1) General

The Development Area shall be a single, compact, contiguous area, which possesses the characteristics listed below. An equestrian community may deviate from these characteristics only to the extent that contiguous pasture land may meander throughout the Development Area:

- a) at least two sides of the Development Area shall share a common border with the perimeter of the PUD;
- b) the Development Area shall be designed as a single unified whole within a tightly compact area with continuous common boundaries with other pods in the PUD;
- c) isolated Development Areas and Preservation Areas shall not be created within a contiguous PUD; and
- d) lakes, water retention areas, golf courses, and other similar amenities shall be located within the Development Area to provide a buffer from adjacent Preservation Areas or off-site agricultural uses.

c. Contiguity

A Development Area shall be situated in only one location and shall be contiguous within itself.

d. Landscape Buffer

A Type 3 incompatibility buffer shall be required between the Development Area and all adjacent properties zoned AGR, AP, SA, or AR; including Preservation Areas. The buffer shall be a minimum of 50 feet in width and installed in accordance with [Article 7, LANDSCAPING](#). [Ord. 2006-004]

1) Reduction

A buffer required along the perimeter of a Development Area may be reduced by 50 percent if:

- a) the buffer is within a nonresidential pod and adjacent to a R-O-W greater than 50 feet in width;
- b) the buffer is adjacent to another platted PUD buffer a minimum of 20 feet in width; or
- c) the buffer is adjacent to open space (e.g. lake, canal, etc.) greater than 50 feet in width.

5. Special Provisions

a. Water and Sewer Service

All Development Areas shall utilize central water and wastewater service provided by WUD. The use of package treatment facilities shall not be permitted.

G. RR PUD

1. Rural Residential

The following additional regulations apply to the PUDs in the RR FLU Designation.

a. Purpose and Intent

A PUD is permitted in the RR FLU designations to accommodate low density residential development in conjunction with the protection and maintenance of rural, equestrian, and agricultural communities. It is the intent of a PUD in these land use designations to provide for the residential development of land in a manner compatible with agriculture, wetlands or other significant open space and which does not detract from the protection and perpetuation of such uses in the area. The areas in which this development alternative is offered are characterized by agriculture, small farming operations, equestrian activities, and open spaces where residents are attracted to low-density lifestyles.

b. Conflicts

If a conflict exists between this Section and other Sections of this Code, the provisions of this Section shall apply to the extent of the conflict.

c. General

The following additional standards apply to PUDs in the Rural and Exurban tiers except in the Central Western Communities Sector Plan area (Plan Map Series: Map LU3.1, Special Planning Areas Map), if governed by a Sector Plan pursuant provisions in the Plan.

1) Density

The density in a PUD with a rural residential FLU designation shall be based on the gross land area of the PUD and the FLU assignment in the Plan. No additional density shall be assigned as a bonus or through a transfer of development rights.

d. Option 1 – Rural Cluster

1) Land Area

A minimum of 100 acres.

2) Open Space

A minimum of 60 percent of the land area shall be designated on the master plan as contiguous and compact open space, unless otherwise determined by the Existing Resources and Site Analysis. Open space satisfying this requirement shall have a minimum width of 150 feet and be designated as common area on the master plan or dedication in perpetuity as a preserve, in accordance with [Article 3.E.2.F.3.h, Perpetual Preservation](#).

a) Exception

Existing environmental, geological and historic resources identified in the site analysis required by [Article 3.E.2.G.4, Existing Resources and Site Analysis](#), and having a minimum area of five acres are not required to be contiguous.

b) Common Area

If designated as common area, maintenance of the open space shall be the perpetual responsibility of the HOA.

c) Separate Tract

All areas designated as open space on the Master Plan shall be platted and maintained as a separate tract of land. No area designated as open space on the Master Plan shall be platted with, nor made part of, a lot or land in the development area.

d) Plat

All open space shall be platted simultaneously with the first plat in the development area.

3) Development Area

A maximum of 40 percent of the land area shall be designated on the master plan as the development area. All residential, civic, and recreation pods shall be limited to the development area. All improvements, including streets, water management tracts for on-site and street drainage (including R-O-W), excavation, and accessory structures shall be limited to the development area.

a) Exception

Mitigation projects, excavation with jurisdictional wetlands, and excavation by public agencies, as defined as exempt in [Article 4.D, EXCAVATION](#), and regional water management facilities certified by the SFWMD, shall be permitted in open space areas.

4) Design

The Development Area shall be designed to emphasize the open space areas identified in the site analysis in accordance with [Article 3.E.2.G.4, Existing Resources and Site Analysis](#). The development areas shall be designed so as to not interfere with the continued or future function of any designated open spaces preserves or areas, identified as environmentally, geologically, or historically significant in the site analysis required by [Article 3.E.2.G.4, Existing Resources and Site Analysis](#). Pods should be located and designed to ensure compatibility with open space and preserves areas. All streets shall terminate in a vista or focal point such as trail head, passive park, waterviews, open space, or an alternative acceptable to the BCC.

e. Option 2 – Variable Lot Size

1) Minimum Land Area

A minimum of 100 acres

2) Open Space

No minimum percentage of open space shall be required in a PUD with a RR land use designation utilizing the variable lot size option (Option #2).

3) Development Areas

The development area shall be required to have an equestrian lifestyle. Development shall be designed so as to not interfere with the continued or future function of any area identified as environmentally, geologically, or historically significant in the site analysis required in [Article 3.E.2.G.4, Existing Resources and Site Analysis](#). Residential pods should be located and designed to ensure compatibility with non-residential pods and open space areas. All streets shall terminate in a vista or focal point, such as a trail head, passive park, waterview, agricultural structure, or an alternative acceptable to the BCC.

a) Exception

All drainage improvements, such as water management tracts, street drainage, and excavation for water management purposes, shall be developed as common areas and platted as separate tracts of land. Type 1 excavation, for the purposes of building a single family residence, shall not be permitted on individual lots.

4) Design

A PUD with a RR land use designation utilizing the variable lot size option (Option #2) may subdivide parcels into a range of lot sizes as accepted by the BCC. The minimum lot size shall not be less than indicated in [Table 3.E.2.G-28, RR-PUD Property Development Regulations](#). The gross density of the PUD shall not exceed the density assigned to the project by the Plan.

2. Pods

a. Residential Pod

Housing type and classification shall be limited to single family detached only, typical residential accessory uses/structures and accessory agricultural or equestrian uses/structures.

b. Commercial Pod

A commercial pod is prohibited.

c. Civic Pod

Civic and institutional uses shall be limited to government services only. No private civic uses shall be permitted

d. Recreation Pod

Active recreation uses, such as golf courses and common outdoor recreation areas shall be limited to the development area only. Equestrian uses shall be allowed in accordance with the AGR/P pod provisions in Table 3.E.1.B-21, PDD Use Matrix.

3. Property Development Regulations (PDRs)

The PDRs for residential lots are in Table 3.E.2.G-28, RR-PUD Property Development Regulations. Accessory residential uses/structures may use with the nonconforming lot provisions in the AR district.

Table 3.E.2.G-28 - RR-PUD Property Development Regulations

Pod	Lot Dimensions			Density		FAR	Building Coverage	Setbacks			
	Size	Width and Frontage	Depth	Min	Max			Front	Side	Side Street	Rear
Residential Option 1	1.25 ac	100	125	-	-	.20	20%	50	20	25	25
Residential Option 2	2.5 ac	200	200	-	-	.20	20%	50	40	50	50
Public Civic	1%	Apply PUD public civic pod PDRs									
Recreation		Apply PUD recreation pod PDRs									

a. Design Standards

The rural design standards in [Article 5.C, DESIGN STANDARDS](#), shall apply to all development not located on a single family lot (e.g. entry features, recreation and public civic pods).

4. Existing Resources and Site Analysis

The application shall include an analysis and maps of existing environmental, geological, and historic conditions on the proposed site. At a minimum, the analysis shall contain the following information and be subject to review and approval by the DRO prior to certification of the project.

a. Natural Resources and Environmentally Sensitive Areas

Location and identification of environmentally sensitive lands, habitats of endangered species, significant areas of native vegetation, wetlands, canals, ditches, and natural drainage.

b. Historic Resources

Location and identification of all historically and archaeologically significant features, sites and structures.

c. Preservation

Significant environmental, geological, and historic conditions identified in the site analysis shall be incorporated and preserved in open space areas on the master plan or as required by ERM and/or the SFWMD.

d. Open Space Management Plan

The applicant shall submit an Open Space Management Plan for review and approval by the DRO, which ensures that all areas designated as open space on the master plan are maintained in perpetuity. The Open Space Management Plan shall include a bond, or the funding mechanism, in an amount necessary to ensure maintenance of the preserve area on a permanent basis. Bona fide agricultural land shall remain in agricultural production or returned to a natural state acceptable to ERM. Fallow land shall remain free of prohibited species and maintained to prevent the creation of a nuisance on adjacent properties. Wetlands shall remain viable and subject to the permitting and maintenance requirements of the SFWMD.

e. Plat

All open space shall be platted simultaneously with the first plat in the developments area.

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.

a. Landscape Requirements

Portions of the buffer which are not adjacent to a street shall comply with the compatibility landscape requirements in [Article 7, LANDSCAPING](#). All landscape material shall be planted in groups and/or a naturalistic pattern.

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.

H. Supplemental Standards

1. HOA

Concurrent with the first recorded plat a POA shall be formed to manage the common areas and govern the operations of the HOA. The preservation area of an RR-PUD is not required to be governed by a POA.

2. Declaration of Covenants and Restrictions

All properties included in the legal description of a PUD shall be subject to a Declaration of Covenants and Restrictions acceptable to the County Attorney's office which shall, among other things, provide for formation of a single "master" HOA, automatic voting membership in the master association by any party holding title to any portion of the subject property, and assessment of all members of the master association for the cost of maintaining all common areas. The property shall not be subjected to the Declaration of Restrictions in phases. Approval of the Declaration must be obtained from the County Attorney's office prior to the recordation of the first plat for any portion of the planned development. This Declaration shall be amended if additional units or land area are added to the PUD.

3. Incompatible Uses

The petitioner shall include in the homeowners documents, as well as written sales brochures and sales contracts, a disclosure statement identifying and notifying of the existence of agricultural, equestrian, or cellular communication towers in the vicinity of the development.

I. Phasing and Platting

A PUD shall be subject to the time limitation and review requirements of [Art. 2.E, Monitoring](#) and [Article 3.E.1.J, Phasing and Platting](#), and shall proceed in a reasonably continuous and timely manner complying with these phasing requirements and the requirements listed below.

1. Plat Requirements

All land within the PUD, including golf courses, shall be platted. All golf courses and open space areas (including but not limited to recreation and water retention) shall be platted prior to Technical Compliance for the last residential, commercial, or civic site plat.

Section 3 Multiple Use Planned Development (MUPD)

A. General

1. Purpose and Intent

The purpose of an MUPD is to provide for the efficient use of land by the integration of multiple uses, or large single uses, within a unified development. The intent of an MUPD is to provide opportunities for enlightened and imaginative approaches to community planning by:

- a. allowing flexibility from standard PDRs;
- b. applying PDRs to the entire project rather than individual lots, such as: access, parking, lot dimensions, lot frontage, and landscaping; and
- c. encouraging the creation of a unified image between buildings and signage through architecture and linkages between land uses.

2. Applicability

The requirements of this Section shall apply to all MUPDs, modifications to previously approved MUPDs, and modifications to previously approved special exceptions for Planned Commercial Development (PCDs), Planned Neighborhood Commercial Development (PNCDs), Planned General Commercial Development (PGCDs), Planned Office Business Park (POBPs) and Planned Industrial Development (PIDs), unless otherwise stated.

a. Previous Approvals

Modifications to previously approved special exceptions for a PNCD, PCD, PGCD, large-scale community or regional shopping center (30,000 square feet or 50,000 square feet of total floor area or more), POBP, or PID shall comply with this Section.

3. Conflicts

If a conflict exists between this Section and other Sections of this Code, the provisions of this Section shall apply to the extent of the conflict.

B. Objectives and Standards

1. Design Objectives

A MUPD shall comply with the following objectives:

- a. Designed as a predominantly non-residential district;
- b. Provide innovative building location and orientation;
- c. Protect adjacent residential uses from potential adverse impacts;
- d. Provide interconnection between uses in and adjacent to the project;
- e. Allow for landscape design that enhances the appearance of the project.

2. Performance Standards

A MUPD shall comply with the following standards:

a. Freestanding Buildings

The maximum number of freestanding buildings in a MUPD with continuous vehicular circulation on all four sides is indicated in Table 3.C.3.B-29, Freestanding Buildings. For the purpose of this Section, circulation shall mean any portion of a driveway, drive aisle, or other means of vehicular access located within 50 feet of a building, excluding one-way drive through lanes, dedicated bypass lanes, and one primary building.

Table 3.E.3.B-29 – Freestanding Buildings

FLU Designations	CL	CH	CLO	CHO	IND	CR	INST
Number of buildings	1	3	1	3	3	3	3

b. Non-vehicular Circulation

A MUPD shall be designed to provide for pedestrian and bicycle oriented circulation system throughout the development.

1) Sidewalks

Where sidewalks cross vehicular use areas, they shall be constructed of pavers, brick, decorative concrete, or similar pavement treatment.

c. Landscape Buffers

A Type 3 incompatibility buffer shall be provided in any area of an MUPD adjacent to a residential use type or undeveloped land with a residential FLU designation. The BCC may allow an alternative buffer as a condition of approval.

- 1) No overlap or easement encroachment shall be permitted in R-O-W buffers.

d. Cross Access

Parking lots and vehicular circulation areas shall be designed to facilitate cross access directly to adjacent parcels. Cross access shall be provided between a MUPD and adjacent land with a non-residential FLU designation, if required by the DRO. The cross access shall be in a location and manner acceptable to the DRO.

e. Parking and Loading

Off street parking areas shall comply with [Article 6, PARKING](#), [Article 7, LANDSCAPING](#), and the following:

1) Parking Areas

- a) Groundcover or small shrubs 18 to 24 inches in height at installation, and maintained to achieve a maximum of 30 inches in height shall be planted in all terminal islands and divider medians.
- b) Where pedestrian access ways cross terminal islands or are provided within divider medians, they shall consist of brick, decorative concrete, or similar paving treatment.

2) Loading Area Screening

Internally oriented loading areas shall provide an opaque wall of a height necessary to screen vehicles from view. Foundation planting shall be provided on the exterior side of the wall.

3. Civic Dedication

The BCC may require that a portion of the gross acreage of the development be dedicated to PBC for public purposes, when insufficient facilities are available to allow for the provision of government services required for the proposed development. The dedication of such property shall be in accordance with [Art. 3.E.2.E.4.c.1\), Public Civic](#). The PDRs for the PO district shall apply to the civic parcel. **[Ord. 2006-004]**

C. Thresholds

Projects that meet or exceed the square footage threshold indicated in Table 3.E.3.C-30, MUPD Thresholds, shall be submitted and reviewed as a MUPD. **[Ord. 2006-004]**

Table 3.E.3.C-30 - MUPD Thresholds

FLU	CL	CH	CLO	CHO	IND	CR	INST
Square Feet	30,000	50,000	30,000	50,000	100,000	100,000	50,000

1. Underlying Land Use

A MUPD with an underlying nonresidential FLU designation may utilize either land use, or a combination of land uses, to satisfy the requirements of Table 3.E.3.D-31, MUPD Property Development Regulations. Uses allowed shall correspond to the FLU designation in Table 3.E.1.B-21, PDD Use Matrix.

D. Property Development Regulations

The minimum lot dimensions, maximum FAR, maximum building coverage, and minimum setbacks in the MUPD district are indicated in Table 3.E.3.D-31, MUPD Property Development Regulations, unless otherwise stated.

Table 3.E.3.D-31 – MUPD Property Development Regulations

FLU Designations	Lot Dimensions			FAR ²	Max. Bldg. Coverage	Setbacks ¹			
	Size	Width & Frontage	Depth			Front	Side	Side Street	Rear
CL	3 ac	200	200	.25	25 percent	25	C-15 R-30	25	C-20 R-30
CH	5 ac	300	300	.50	30 percent	30	C-15 R-30	30	C-20 R-30
CLO	3 ac	200	250	.35	25 percent	25	C-15 R-30	25	C-20 R-30
CHO	5 ac	200	200	.50	25 percent	30	C-15 R-30	30	C-20 R-30
IND	5 ac	300	300	.45	45 percent	30	C-15 R-40	30	C-20 R-40
CR	5 ac	300	300	.50	30 percent	30	C-15 R-40	30	C-20 R-40
INST	5 ac	300	300	.50	30 percent	30	C-15 R-30	30	C-20 R-30

Notes:

C – Indicates the building setback if the lot abuts a non-residentially zoned or designated lot.

R - Indicates the setback from an adjacent parcel with a residential zoning designation.

¹Setbacks are measured in linear feet from the boundary of the MUPD.

²The maximum FAR may be increased to .50 as allowed by the Future Land Use Element (FLUE) of the Plan.

1. Work/Live Space

A space within a building that is used jointly for residential, commercial and/or industrial purposes, where the residential space is accessory to the primary use as a place of work. Work/Live spaces shall comply with the following supplemental use standards: **[Ord. 2006-004]**

Accessory work/live spaces may be permitted in a MUPD, MXPDP, commercial pod of a PUD, commercial and industrial pods of a PIPD, or a TMD as follows: **[Ord. 2004-040]**

- 1) Shall not exceed 1000 square feet of living area; **[Ord. 2004-040]**
- 2) A minimum of 10 percent of the living area shall be designated as office space; **[Ord. 2004-040]**
- 3) Shall be counted as non-residential square footage; **[Ord. 2004-040]**
- 4) The maximum number allowed in a PDD is indicated in Table 3.E.3.D-32, Work/Live PDD; **[Ord. 2004-040]**
- 5) The maximum number allowed by the DRO in a PDD is indicated in the Table 3.E.3.D-32, Work/Live Space PDD. The maximum number allowed by the DRO in a TMD is indicated in the Table 3.E.3.D-33, Work/Live Space TMD; and **[Ord. 2004-040]**
- 6) Work/live spaces in excess of the maximum number allowed by the DRO shall be a Requested Use. **[Ord. 2004-040]**

Table 3.E.3.D-32 - Work/Live Space PDD

FLU Designation	CL/Commercial Pod in a PUD	CH	CLO	CHO	IND ⁽¹⁾
Number of Spaces	1/acre	5/acre	3/acre	3/acre	3/acre
DRO ⁽²⁾	8	24	24	24	24
[Ord. 2004-040]					
Notes:					
(1) Limited to commercial and light industrial pods in a PIPD only.					
(2) Maximum number of spaces.					

Table 3.E.3.D-33 Work/Live Space TMD

TIER	U/S	AGR/GLADES	RURAL/EXURBAN
DRO	100	100	75
[Ord. 2004-040]			

Section 4 Mixed Use Planned Development (MXPDP)

A. General

1. Purpose and Intent

The purpose of the MXPDP district is to provide for the compatible integration of residential and non-residential uses into a unified development. The intent of an MXPDP is to provide for the compatible development and integration of residential and nonresidential uses with enlightened and imaginative approaches to community planning, including:

- a. the use of vertical or horizontal integration with residential and non-residential uses;
- b. the selection of land uses which allows for internal automobile trip capture and compatibility with residential uses;
- c. the design of a site plan which provides for the integration of residential and non-residential uses;
- d. the design of safe and efficient circulation systems for pedestrians, bicycles, and automobiles; and
- e. the utilization of multiple family homes to provide a transition area between non-residential uses and adjacent residential development.

2. Applicability

The requirements of this Section shall apply to all MXPDPs, whether new or amended.

3. Conflict

If a conflict exists between this Section and other Sections in this Code, the provisions of this Section shall apply to the extent of the conflict.

B. Objectives and Standards

1. Design Objectives

An MXPDP shall comply with the following objectives:

- a. Provide for the vertical and/or horizontal integration of residential and non-residential uses;
- b. Provide a continuous non-vehicular circulation system for pedestrians;

- c. Allow for innovative building design and orientation;
- d. Provide for interconnection between all uses in and adjacent to the project;
- e. Demonstrate the ability to achieve an internal trip capture concurrent with the build-out of the project, see [Article 3.E.4.B.2.e, Transportation Program](#); and
- f. Provide recreational opportunities for the residential population the MXPDP.

2. Performance Standards

An MXPDP shall comply with the following standards:

a. Proximity of Uses

All dwelling units shall be located within 1,320 linear feet of a non-residential and/or recreation use.

b. Non-vehicular Circulation

1) Sidewalks

Internal sidewalks shall connect to sidewalks located along adjacent streets. Where sidewalks pass over vehicular use areas, they shall be constructed of pavers, brick, decorative concrete, or similar paving treatment.

c. Compatibility

An MXPDP shall be designed to create a transition between non-residential and residential land uses within the project and between less intensive residential housing located outside the MXPDP. These transitional areas may vary in width based on the adjacent housing type or residential land use designations.

1) Detached Housing

Buildings within an MXPDP adjacent to existing detached housing types, or property with a FLU designation of MR-5 or less, shall not exceed three stories or 35 feet in height within 40 feet of the common boundary.

d. Landscape Buffers

1) Interior Open Space

A minimum ten foot wide compatible buffer is required between land uses within the interior of the MXPDP.

e. Transportation Program

The applicant shall provide a traffic study demonstrating the ability of the MXPDP to achieve a significant (ten percent) internal trip capture rate concurrent with the build-out of the project.

f. Neighborhood Parks

In addition to the requirements of [Art. 5.D, Parks and Recreation](#), Rules and Recreation Standards, an MXPDP may provide neighborhood parks which are passive in nature.

3. Civic Dedication

The BCC may require that a portion of the gross acreage of the development be dedicated to PBC for public purposes, when insufficient facilities are available to allow for the provision of government services required for the proposed development. The dedication of such property shall be in accordance with [Art. 3.E.2.E.4.c.1\), Public Civic](#). The PDRs for the PO district shall apply to the civic parcel. **[Ord. 2006-004]**

C. Thresholds

1. Thresholds

Projects that meet or exceed the square footage thresholds indicated in Table 3.E.4.C-34, MXPDP Thresholds shall be submitted and reviewed as an MXPDP. **[Ord. 2006-004]**

Table 3.E.4.C-34 - MXPDP Thresholds

	CL	CH	CLO	CHO
Square Feet	30,000	50,000	30,000	50,000

2. Land Use Mix

Table 3.E.4.C-35, MXPDP, Land Use Mix, indicates the minimum and maximum percentage of each land use allowed in an MXPDP.

Table 3.E.4.C-35 - MXPDP Land Use Mix

Use Type	Minimum	Maximum
Residential	50 %	75 %
Nonresidential	25 %	50 %
Notes:		
1. Minimum and maximum land use percentages for residential and commercial uses are calculated by dividing the total GFA of the specific land use type (either residential or non-residential) by the total GFA (residential and non-residential) of the MXPDP.		

3. Density

The maximum density for an MXPDP shall be as indicated by the FLU in the Plan. In cases where an underlying residential density is not indicated, the Planning Director shall assign a density based on the residential densities surrounding the proposed MXPDP.

D. Property Development Regulations (PDRs)

The minimum lot dimensions, maximum FAR, maximum building coverage, and minimum setbacks in an MXPDP are indicated in Table 3.E.4.D-36, MXPDP Property Development Regulations unless otherwise stated.

Table 3.E.4.D-36 - MXPDP Property Development Regulations

FLU	Lot Dimensions			FAR	Maximum Building Coverage	Setbacks			
	Acres	Width	Depth			Front	Side	Side Street	Rear
CL	3	200	200	.45	30%	25	C-15 R-40	25	C-20 R-40
CH	5	300	300	.85	40%	25	C-15 R-40	25	C-20 R-40
CLO	3	200	200	.45	30%	25	C-15 R-40	25	C-20 R-40
CHO	5	300	300	.85	40%	25	C-15 R-40	25	C-20 R-40
RESIDENTIAL	Apply RM district regulations								
RECREATION POD	Apply PUD Recreation Pod regulations								
NEIGHBORHOOD PARK	Apply PUD Neighborhood Park regulations								
Notes:									
C – Indicates the setback from an adjacent commercial zoned parcel.									
R – Indicates the setback from an adjacent residential zoned parcel.									

1. Setbacks

Setbacks shall be measured in linear feet from the inside of the perimeter buffer.

a. Commercial Districts

The front and side street setbacks in Table 3.E.4.D-36, MXPDP Property Development Regulations, may be reduced to zero in a mixed use development which provides vertically integrated live/work or residential uses in the structure. At least 50 percent of the square feet in the structure shall be provided on the second or higher floors as live/work or multifamily dwelling units. The required landscape buffer may be relocated subject to approval of an ALP in accordance with [Article 7.B.3, Alternative Landscape Plan](#).

2. FAR

Maximum FAR shall include the GFA of all residential and commercial buildings within the MXPDP.

3. Integration

Horizontally integrated residential land uses shall comply with Table 3.D.1.A-16, Property Development Regulations, for the RM-Residential Multiple Family District, [Article 4.B, SUPPLEMENTARY USE STANDARDS](#), [Article 3.B, OVERLAYS](#), and [Art. 1.I, Zoning Definitions and Acronyms](#), for the applicable housing type.

4. Parking

Within a MXPDP, parking shall meet the following:

- a. 20 percent of the required parking shall be located on the side or rear of non-residential uses; and
- b. All required parking shall be located within 400 feet of a public entrance to a non-residential building.

E. Use Regulations

1. Residential Use

Residential uses in an MXPDP shall be regulated by maximum density and maximum residential GFA.

2. Commercial Uses

a. Hours of Operation

Non-residential uses shall not commence business activities, including delivery and stocking operations prior to 6:00 a.m. nor continue activities later than 11:00 p.m. within 300 feet of a dwelling unit.

b. Open Storage

No open storage or placement of any material, refuse equipment or debris shall be permitted in the rear of any structure.

c. Outdoor Speakers

No outdoor loudspeaker systems shall be permitted.

d. Rooftop Screening

All roof-top mounted mechanical and electrical equipment shall be screened so as not to be visible from adjacent land uses. The screen shall be opaque and extend from the roof of the building to a minimum of six inches above the height of the object intended for screening.

Section 5 Planned Industrial Park Development (PIPD)

A. General

1. Purpose and Intent

The purpose of the PIPD district is to create an industrial development alternative, which provides employment opportunities for industries, manufacturing, research development and encourages internal trip capture by offering support uses. Support uses, such as hotels, offices, commercial, institutional, and residential are intended to serve the PIPD workforce, and other residential populations. [Ord. 2004-040]

2. Applicability

The requirements of this Section shall apply to all PIPDs, modifications to previously approved PIPDs, and modifications to previously approved special exceptions for PIPDs, unless otherwise stated.

3. Conflicts

If a conflict exists between this Section and other Sections in this Code, the provisions of this Section shall apply to the extent of the conflict.

B. Objectives and Standards

1. Design Objectives

The intent of a PIPD is to promote creative design approaches to community planning and site design for planned industrial developments. A PIPD shall comply with the following objectives:

- a. Provide a balanced mix of land uses to provide for the needs of the residential population (if proposed) and the projected work force;
- b. Be designed as a predominantly industrial development;
- c. Preserve natural features, scenic areas and native vegetation to the extent possible;
- d. Encourage the co-location of industrial processes, products, and services;
- e. Provide on-site essential services for industries, employees, and clients;
- f. Protect nearby existing and future non-industrial land uses and activities;
- g. Arrange buildings and land use intensities to minimize and mitigate negative impacts;
- h. Be located near convenient access to transportation facilities such as interstate highways, major trucking routes, shipping and/or railroad lines; and
- i. Encourage the expansion to PBC's economic base through new industrial investment.

2. Performance Standards

A PIPD shall comply with the following standards:

a. Perimeter Buffers

Industrial pods adjacent to the boundary of a PIPD shall provide a minimum 25 foot wide Type 3 incompatibility landscape buffer along the perimeter.

b. Proximity to Other Uses

A residential pod in a PIPD shall be located within 1,320 feet of commercial and personal service uses. A pedestrian accessible route shall be provided. This requirement shall be met by all residential pods in a PIPD. [Ord. 2004-040]

c. Internal Trip Capture

A PIPD with commercial or residential pod shall demonstrate the ability to achieve a ten percent internal trip capture concurrent with the build-out of the PIPD.

C. Thresholds

1. General

A PIPD shall comply Table 3.E.1.B-20, PDD Corresponding Land Use, and with the following thresholds: **[Ord. 2006-004]**

a. Lot Size

The minimum gross land area required for a PIPD is 40 contiguous acres. **[Ord. 2006-004]**

b. Land Use Mix

Land uses shall be grouped into pods which limit and define the types of uses within a specific area of a PIPD. Table 3.E.5.C-37, PIPD Land Use Mix, indicates the range of each pod required for a PIPD.

Table 3.E.5.C-37 - PIPD Land Use Mix

Pods	Minimum	Maximum
Industrial	60%	100%
Light	20%	100%
General	-	50%
Commercial	-	20% (max. 15 ac) ¹
Residential	-	20%
Recreation	.006 sf/unit	20%
Note:		
¹ The maximum commercial acreage shall not apply to an Economic Development Center (EDC).		

c. Land Use Calculation

The calculation for the mix of land uses shall be based on the gross acreage of the PIPD. Neighborhood parks, water management tracts and local roads which are internal to a residential pod rather than a separate pod or tract shall be credited toward the maximum residential land area requirement in [Table 3.E.5.C-37, PIPD Land Use Mix](#).

D. Property Development Regulations

The minimum lot dimensions, maximum FAR, maximum building coverage, and minimum setbacks in each pod are indicated in Table 3.E.5.D-38, PIPD Property Development Regulations: **[Ord. 2004-040]**

Table 3.E.5.D-38 - PIPD Property Development Regulations

Pods	Lot Dimensions			Max. FAR	Maximum Building Coverage	Setbacks			
	Size	Width and Frontage	Depth			Front	Side	Street	Rear
Light Industrial	1 ac	100	200	.45	30%	25	C – 15 R – 40	25	C – 15 R – 40
General Industrial	2 ac	200	200	.45	30%	25	C – 20 R – 40	25	C – 20 R – 40
Commercial	Apply MUPD, MXPD or TMD regulations								
Residential	Apply PUD regulations								
Recreation	Apply PUD Recreation Pod and Neighborhood Park regulations								
Civic	Apply PUD Civic regulations								
[Ord. 2004-040]									
Notes:									
C - Indicates the required building setback for land uses abutting a non-residential zoning district, a civic, mixed-use commercial, or industrial pod, or a recreation area.									
R - Indicates the required building setback for land uses abutting a residential zoning district or a residential pod.									

1. Setbacks

Land uses, which abut open space 40 feet in width or greater, may substitute a 20 foot side or rear setback if a 40 foot setback is required. **[Ord. 2004-040]**

E. Pods

1. Industrial Pods

An industrial pod is intended to provide areas for light and general industrial uses, and accessory uses. **[Ord. 2004-040]**

a. Use Regulations

Uses shall be permitted in accordance with Table 3.E.1.B-21, PDD Use Matrix; [Art. 4; Use Regulations](#); and, [Art. 3.E.5.F, SCO PIPD](#). **[Ord. 2004-040]**

2. Commercial Pod

A commercial pod is intended to provide commercial service, retail and professional office uses to serve the needs of the population and workforce within a PIPD. Commercial uses within a PIPD shall comply with the following additional use regulations:

a. Use Regulations

Uses shall be permitted in accordance with Table 3.E.1.B-21-PDD Use Matrix, Art. 4; Use Regulations; and [Art. 3.E.5.F, SCO PIPD](#). [Ord. 2004-040]

b. Additional Requirements

Commercial uses within a PIPD shall comply with the following additional use regulations: [Ord. 2004-040]

1) Outdoor Storage

Outdoor storage of any merchandise, equipment, or refuse or similar material shall be prohibited.

2) Outdoor Speakers

No outdoor loudspeaker systems shall be permitted.

c. Mixed-use

Mixed-use development is intended to provide residential and commercial land uses integrated vertically into one building or horizontally into groups of buildings. A PIPD with a BCC approval for a commercial pod may apply to the DRO to re-designate the pod as a mixed-use pod on the master plan. A mixed-use development in a PIPD shall comply with the following:

1) Thresholds

A mixed-use development shall have a minimum land area equal to or larger than five acres or a minimum GFA of 50,000 square feet.

2) Development Regulations

A mixed-use pod shall comply with the requirements for a MXPD or TMD.

3. Residential Pod

A residential pod is intended to provide areas for residential housing, including units to aid in accommodating the work force of a PIPD. A residential pod shall comply with the regulations indicated in Table 3.E.2.D-27, PUD Property Development Regulations. [Ord. 2004-040]

a. Use Regulations

Uses shall be permitted in accordance with the provisions for a PUD Residential Pod, indicated under Table 3.E.1.B-21-PDD Use Matrix; [Art. 4, Use Regulations](#); and, [Art. 3.E.5.F, SCO PIPD](#). [Ord. 2004-040]

b. Transitional Land Uses

Housing or recreational land uses shall be located between the PIPD and adjacent residential uses outside of the PIPD, as determined by PZB to provide a transitional area between on-site nonresidential uses and adjacent residential land uses.

4. Recreation Pod

A PIPD with a residential pod shall provide recreation uses based on the number of units provided. Site improvements shall be provided in accordance with [Article 5.D, PARKS AND RECREATION Rules and Recreation Standards](#).

a. Use Regulations

Uses shall be permitted in accordance with the provisions for a PUD Recreation Pod, indicated under Table 3.E.1.B-21-PDD Use Matrix; [Art. 4, Use Regulations](#); and, [Art. 3.E.5.F, SCO PIPD](#). [Ord. 2004-040]

b. Location

A recreation pod shall not have vehicular access from an arterial or collector that is not part of the interior circulation system of the PIPD. No recreation facility shall maintain direct physical access to any arterial or collector bordering or traversing the PIPD.

c. Recreation Area

In residential pods, recreation areas shall be provided in accordance with [Art. 5.D, Parks and Recreation Rules and Regulations Standards](#), for use by the residents of the pod and their guests.

d. Neighborhood Park

Neighborhood parks shall be provided in residential pods developed in accordance with Table 3.E.2.D-27, PUD Property Development Regulations.

5. Civic Pod

A Civic pod is intended to provide areas for the provision of civic needs for residents and the workforce of a PIPD. [Ord. 2004-040]

a. Use Regulations

Uses shall be permitted in accordance with the provisions for a PUD Civic Pod, indicated under Table 3.E.1.B-21-PDD Use Matrix; [Art. 4, Use Regulations](#); and, [Art. 3.E.5.F, SCO PIPD](#). **[Ord. 2004-040]**

F. SCO PIPD

1. Purpose and Intent

The SCO PIPD is intended to implement the SCO provisions of the Plan. The purpose of the SCO is to allow for research, development, manufacturing activities and support services within a sustainable community. The SCO requires an integrated mix of uses that provide support for a scientific community that promotes economic development, while preserving and enhancing natural resources. **[Ord. 2004-040]**

2. Applicability

The provisions of the SCO PIPD shall apply to the SCO boundaries identified in the Plan. **[Ord. 2004-040]**

3. Conflict with Other Applicable Regulations

If a conflict exists between the SCO provisions and other Articles in this Code, the SCO provisions shall prevail except where superceded by state or federal laws. **[Ord. 2004-040]**

4. Application Requirements

a. Site Plan

BCC site plan approval for requested uses shall not be required, subject to the following: **[Ord. 2004-040]**

- 1) The location of each requested use shall be depicted on the master plan. **[Ord. 2004-040]**
- 2) A site plan shall be approved by the DRO for each requested use. **[Ord. 2004-040]**

5. Property Development Regulations

a. Setbacks

1) The setback from property lines adjacent to a water management tract or open space 100 feet in width or greater may be reduced to zero, subject to the following conditions: **[Ord. 2004-040]**

- a) The adjacent water management tract or open space shall be located within the boundaries of the PIPD. **[Ord. 2004-040]**
- b) The portion of the building or structure to which the reduced setback is applied shall be located a minimum of 200 feet from the boundary of the PIPD. **[Ord. 2004-040]**
- c) The required landscape buffer may be waived, however, the landscape material that would have been required shall be relocated to other portions of the affected property, in accordance with an ALP. **[Ord. 2004-040]**
- 2) Where a R-O-W buffer is required, the street setback may be reduced to the width of the R-O-W buffer. **[Ord. 2004-040]**

b. FAR

The FAR within an individual pod may exceed the stated standard as long as the overall FAR of the entire project does not exceed 0.45 based on the net developable non-residential land area in the PIPD. **[Ord. 2004-040]**

c. Density

The density shall be based on the gross residential land area for the overall PIPD, and any density provided through a density bonus program, with no minimum or maximum density for pods with residential uses. **[Ord. 2004-040]**

1) Mixed Use

A minimum of 75 percent of the residential units allocated to a mixed-use pod shall be vertically integrated (located above non-residential uses). **[Ord. 2004-040]**

d. Land Use Mix

The SCO PIPD shall not be subject to the provisions of Table 3.E.5.C-37, PIPD Land Use Mix. **[Ord. 2004-040]**

6. Accessory Overnight Accommodation (AOA)

Accessory overnight accommodation may be provided in a Light Industrial pod, subject to the following: **[Ord. 2004-040]**

a. Density

One unit per 100,000 square feet of research laboratory space in each pod shall be permitted. **[Ord. 2004-040]**

b. Floor Area

Each unit shall not exceed 1,000 square feet of GFA. **[Ord. 2004-040]**

c. Kitchen or Cooking Facilities

A kitchen within each unit or a communal cooking facility shall be permitted. [Ord. 2004-040]

d. Compatibility

Units shall be architecturally compatible in character and materials with the principal structure(s). [Ord. 2004-040]

e. Setbacks

Units shall be subject to the minimum setbacks applicable to the principal structure. [Ord. 2004-040]

7. Work/Live Space

Work/live spaces shall be permitted in accordance with the provisions of [Art. 3.E.3.D.1, Work/Live Space](#). [Ord. 2004-040]

a. DRO Approval

The maximum building area for Work/Live Spaces in an individual pod shall not exceed 10 percent of the intensity (non-residential building square footage) allocated to the pod. [Ord. 2004-040]

8. R-O-W Buffer Deviations

A maximum 50 percent width reduction and/or deviations from Planting Pattern and Shrub Hierarchy requirements may be permitted subject to DRO approval of an ALP, and the following: [Ord. 2004-040]

a. BCC Approval

Pods eligible for deviations shall be indicated in the BCC approved design guidelines. [Ord. 2004-040]

Section 6 Mobile Home Planned Development District (MHPD)

A. General

1. Purpose and Intent

The purpose of MHPD district is to offer a mobile home residential development alternative which allows a limited amount of commercial uses and corresponds to a range of residential FLU designations in the Plan. The intent of the MHPD is to promote the efficient design of mobile home communities, provide imaginative design approaches to community planning and, accommodate the housing needs of those residents who prefer mobile home living and those who desire an economic alternative to conventional dwellings.

2. Applicability

The requirements of this Section shall apply to all MHPDs, modifications to previously approved MHPDs, and modifications to previously approved special exceptions for MHPDs, unless otherwise stated.

3. Conflicts

If a conflict exists between this Section and other Sections in this Code, the provisions in this Section shall apply to the extent of the conflict.

B. Objectives and Standards

1. Design Objectives

A MHPD shall comply with the following objectives:

- a. Provide sufficient separation between units to ensure privacy;
- b. Provide creative and safe circulation systems;
- c. Provide sufficient parking and storage areas;
- d. Provide accessible recreation and civic opportunities; and
- e. Offer limited commercial opportunities.

2. Performance Standards

An MHPD shall comply with the following additional standards.

a. Separation

The minimum separation between units shall be ten feet.

b. Traffic Calming

Streets shall be designed to include traffic calming measures, such as chicanes, landscaped medians, speed humps, roundabouts, etc., if required by the County Engineer.

c. Parking

A minimum of one visitor space shall be provided for every five mobile homes.

d. Storage

The site plan shall contain an area for outdoor storage of boats, trailers, RV's, etc., if required by the DRO.

e. Proximity to Other Uses

Each residential lot shall be located within 600 feet of a neighborhood park, or civic, commercial or recreation pod.

C. Thresholds

A MHPD shall comply with Table 3.E.1.B-20, PDD Corresponding Land Use, and the following: **[Ord. 2006-004]**

1. Thresholds

The minimum gross land area required for a MHPD is ten contiguous acres. **[Ord. 2006-004]**

2. Density

The density in a MHPD shall be consistent with [Art.3.E.1.B.5, Density](#) and the maximum number of units allowed by Table 3.E.1.B-22, PUD Density. **[Ord. 2006-004]**

3. Land Use Mix

A mix of land uses shall be provided in an MHPD by designating pods on the master plan as residential, civic, commercial, or recreation. The mix of uses shall be calculated based on the gross acreage of the MHPD and Table 3.E.6.C-39, MHPD Land Use Mix

Table 3.E.6.C-39-MHPD Land Use Mix

Pod	Minimum	Maximum
Residential	60 %	100 %
Civic	2 %	-
Commercial	-	1 %
Recreation	Apply PUD Recreation Pod regulations	-

a. Neighborhood parks internal to a residential pod may be credited toward the minimum residential land area requirement.

D. Property Development Regulations (PDRs)

The minimum lot dimensions, minimum and maximum density, maximum FAR, maximum building coverage, and minimum [setbacks](#) in each pod are indicated in Table 3.E.6.D-40, MHPD Property Development Regulations, unless otherwise stated

Table 3.E.6.D-40 - MHPD Property Development Regulations

Pods	Minimum Lot, Lease Lot or Condo Unit Dimensions				Maximum Building Coverage	Minimum Building Setbacks or Separations			
	Size	Width and Frontage	Depth	Corner		Front	Street	Side*	Rear*
Mobile Home	4,200	40'	70'	55'	50%	20'	20'	5'	10'
Recreational	--	--	--	--	10%	25'	25'	20' C 40' R	20' C 40' R
Civic	1 ac	100'	200'	35'	.30	25'	25'	20' C 40' R	20' C 40' R
Commercial	1 ac	100'	200'	25'	.20	25'	25'	20' C 40' R	20' C 40' R

[Ord. 2005-002]

Notes:

- C-** Indicates the required building setback for land uses abutting a non-residential zoning district, a civic, mixed-use commercial, or industrial pod. **[Ord. 2005-002]**
- R-** Indicates the required building setback for land uses abutting a residential zoning district or a residential pod.
- *** Indicates that the regulation is flexible and may be modified by complying with Art. 6.8.A.4, Regulating plan. Land uses that abut a lake, canal, or preserve area which is greater than or equal to 40 feet in width along the boundary of the land use, may substitute a 20 feet side interior or rear setback if a 40 feet setback is required. Setbacks shall be measured from the inside edge of perimeter landscape areas and internal road R-O-Ws for recreation, civic and commercial uses. Setbacks shall be measured from individual lot lines, rental lines and from condominium lines. **[Ord. 2005-002]**

E. Pods

1. General

The MHPD allows a limited amount of flexibility in establishing the proper amounts of pods. Land uses shall be grouped into pods which define the types of uses within a specific area of a MHPD, (see [Article 3.E.6.C.3, Land Use Mix](#)). Percentages of pods may vary as outlined in Table 3.E.6.C-39, MHPD Land Use Mix, and the requirements listed below.

- a. A MHPD shall comply with the required site improvements for a single family subdivision in [Article 11, SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS](#).
- b. The County Engineer shall approve a site improvement implementation schedule and all construction plans prior to construction.
- c. The construction plans shall coincide with the approved site plans/subdivision plans.
- d. The following improvements shall be provided, as required by [Article 11, SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS](#): bridges, grading, drainage, fire hydrants, monuments, potable water system, sanitary sewer system, streets, street markers, street lighting, and traffic controls.

2. Residential Pod

The site design and layout for each residential pod shall be indicated on a site plan and/or subdivision plan approved by the DRO. The site design shall include the fee simple, rental, lease, or condominium lot configuration and circulation systems. The layout shall indicate compliance with Table 3.E.6.D-40, MHPD Property Development Regulations, and the setbacks for accessory structures such as storage buildings, covered parking areas, screen enclosures, and pools. **[Ord. 2006-004]**

3. Civic Pod

The civic pod is intended to promote a coordinated land planning approach for providing and encouraging publicly and privately owned land uses to serve the community.

a. Threshold

An MHPD with a gross land area equal to or larger than 50 acres shall designate a minimum of two percent of the gross area of the MHPD as civic.

b. Public/Private Dedication

A civic pod in a MHPD shall comply with the standards for a civic pod in a PUD.

4. Commercial Pod

A limited amount of neighborhood oriented commercial development may be provided in a MHPD for the convenience of the residents.

a. Location

A commercial pod in a MHPD shall comply with the standards for a commercial pod in a PUD.

b. Architecture

A commercial pod shall be subject to [Article 5.C, DESIGN STANDARDS](#) .

c. Building Permits

Building permits for commercial structures shall not be issued until tie down permits have been finalized for a minimum of 20 percent of the total number of units.

5. Recreation Pod

a. Parking

Parking is not required for neighborhood parks or recreation pods less than one acre.

F. Supplementary Standards

1. Emergency Shelter

A permanent hurricane evacuation and emergency shelter shall be provided prior to the issuance of tie down permits for 20 percent of the total number of units. The shelter shall be designed to accommodate the population of the MHPD based on a minimum of 40 square feet/person.

2. Temporary Structures

Temporary structures, such as construction trailers and security quarters, may be allowed, subject to [Article 5.B, ACCESSORY AND TEMPORARY USES](#). A mobile home may be used as a rental office.

Section 7 Recreational Vehicle Planned Development District (RVPD)

A. General

1. Purpose and Intent

The purpose of the RVPD district is to promote the design of recreation oriented development for land which has a commercial, industrial, commercial recreation, or rural residential FLU designations. The intent of a RVPD is to provide tourist oriented uses in a park-like environment for temporary residents.

2. Applicability

The requirements of this Section shall apply to all RVPDs, modifications to previously approved RVPDs, and modifications to previously approved special exceptions for RVPDs, unless otherwise stated.

3. Conflicts

If a conflict exists between this Section and other Sections in this Code, the provisions in this Section shall apply to the extent of the conflict.

B. Thresholds

1. Acreage

The minimum gross land area required for a RVPD is ten contiguous acres. [Ord. 2006-004]

2. Sites

The multiplier for RV sites is 12/acre. The multiplier for camp sites is 40/acre. Camp sites may be allowed in addition to RV sites.

3. Land Use Mix

A mix of land uses shall be provided by designating pods on the master plan as recreation or commercial. The mix of uses shall be calculated based on the gross acreage of the RVPD and Table 3.E.7.B-41, RVPD Land Use Mix.

Table 3.E.7.B-41 - RVPD Land Use Mix

Pod	Minimum	Maximum
Recreation	98 %	100 %
Commercial	-	2 %

C. Pods

1. Recreation

A minimum of ten percent of the land area in a recreation pod shall be devoted exclusively to recreation uses.

2. Commercial

No commercial use, building or structure shall front or have direct legal access on any arterial or collector street bordering or traversing the RVPD. Commercial uses shall be intended for the use of temporary residents in the RVPD only.

D. Time Limitations

1. Residence

No person, other than the caretakers, shall reside or be permitted to reside in a RVPD for more than 180 days per calendar year.

2. Record Keeping

The RVPD owner or operator shall keep the following records:

- a. the make, model, and year of each RV;
- b. the lot on which each RV is/was located;
- c. the dates of occupancy for each RV; and
- d. the name and permanent address of each RV owner.

3. Mobility

The mobility of each recreational vehicle shall be maintained at all times. All recreational vehicles shall be currently licensed by the State of Florida. The license plate shall be visible at all times.

E. Property Development Regulations (PDR's)

The PDR's for a RVPD are indicated in Table 3.E.7.E-42, RVPD Property Development Regulations.

Table 3.E.7.E-42 - RVPD Property Development Regulations

POD	Minimum Lot Dimensions			Maximum FAR	Max Height	Minimum Setbacks				
	Size	Width And Frontage	Depth			Front	Side	Side Street	Rear	
Recreation – RV space	1000 sf	20	40	-	25	25				
Recreation – All Other	-	100	100	.35	35	50				
Commercial	1 acre max	100	100	.25	35	100				
Notes:										
1. Setbacks shall be measured from the inside edge of the required landscape buffer.										
2. All other recreation buildings include the clubhouse and accessory structures.										
3. Lot dimensions are the minimum, except where noted.										

F. Landscape Buffer

Perimeter landscape areas shall comply with the following:

1. R-O-W Buffer

The R-O-W buffer shall include a minimum six foot high opaque landscape barrier in the form of a berm, wall, fence, hedge, or combination.

2. Perimeter Buffer

A Type 3 incompatibility buffer shall be provided around the perimeter of a RVPD. This requirement may be modified by an ALP, pursuant to [Article 7.B.3, Alternative Landscape Plan](#).

G. Supplemental Standards

1. Permanent Structures or Additions

Permanent structures or additions attached to an RV, such as screen rooms, carports, or utility sheds, shall be prohibited.

2. Parking

Parking or storage of vehicles in areas not designed or designated for parking or storage is prohibited.

3. Temporary Structures

Temporary structures, such as construction trailers and security quarters, may be allowed, subject to [Article 5.B.1.B, Temporary Structures](#). A mobile home may be used as a caretakers quarters, security quarters, watchmans trailer, or temporary structure.

4. Storage

The site plan shall contain an area for outdoor storage of boats, trailers, RV's, etc. if required by the DRO.

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

Section 1 General Provisions for TDDs

A. Purpose and Intent

The purpose and intent of the TDD's is to implement the Traditional Town Development (TTD), the Traditional Marketplace Development (TMD), and the Traditional Neighborhood Development (TND) provisions of the Plan and to:

1. Encourage mixed-use, compact development that is pedestrian in scale and sensitive to environmental characteristics of the land, and facilitates the efficient use of services within PBC;
2. Have residences, shopping, employment, and recreational uses located within close proximity with each other and efficiently organized to provide for the daily needs of the residents;
3. Provide for a range of housing types within pedestrian-oriented, human-scale neighborhoods;
4. Provide efficient circulation systems for pedestrians, non-motorized vehicles, and motorists that serve to functionally and physically integrate the various land use activities; and
5. Allow for a cohesive neighborhood identity and focus.

B. Applicability and Definitions

1. Applicability

The requirements of this Chapter shall apply to all TDDs, whether new or amended, within unincorporated PBC, in accordance with [Art. 1, General Provisions](#) and [Art. 1.E, Prior Approvals](#). To the extent this Section conflicts with other Sections of this Code, the provisions of this Section shall apply.

2. Definitions

See [Art. 1.1, Definitions and Acronyms](#).

C. Review and Approval Process

All development within TDDs are subject to the review and approval procedures that apply to planned developments; see [Article 3.E, PLANNED DEVELOPMENT DISTRICTS \(PDDS\)](#).

D. Types of TDDs

TDDs include the following:

1. Traditional Neighborhood Development (TND)

TNDs are primarily residential areas with neighborhood-scale commercial, civic, and open-space uses.

2. Traditional Marketplace Development (TMD)

TMDs are mixed-use commercial, residential, and office areas that function as town activity centers serving residents in the vicinity.

3. Traditional Town Development (TTD)

TTDs are intended for the coordinated development of larger sites that include a combination of traditional development districts. Standards focus on connections between these districts.

E. Residential Density and Plan Land Use Designations and Density

The Plan land use designations which correspond to the various TDDs shall be determined by Table 3.F.1.E-43, TDD Corresponding Land Use. [Ord. 2005 – 002]

1. Land Use Categories

The Land Use categories in the Plan, which correspond to each TDD are indicated in Table 3.F.1.E-43, TDD Corresponding Land Use. [Ord. 2005 – 002]

2. TDDs Split by Land Use

a. TMD Exception

A TMD with more than one underlying non-residential FLU designation may utilize either land use, or combination, to satisfy the minimum required land use mix for a TMD. [Ord. 2005 – 002]

Table 3.F.1.E-43 - TDD Corresponding Land Use

	AGR	RR	LR1	LR2	LR3	MR5	HR8	HR12	HR18	MLU	EDC
TND			√	√	√	√	√	√	√	√	√
TTD			√	√	√	√	√	√	√	√	
	AGR	RR	CL	CH	CLO	CHO	IND	INST	CRE	MLU	EDC
TMD			√	√	√	√			√	√	√

Legend: Check (√) indicates the TDD corresponds to the FLU category.

3. TND Density Bonus

A TND in the U/S Tier only, may qualify for a density bonus of up to two additional units per acre above the maximum density allowed for a planned development, provided that the TND is consistent with the standards and requirements of this Article. [Ord. 2005 – 002]

F. Use Regulations

Uses permitted in a TDD shall be according to the land use zone designation on the master plan approved by the DRO, or the land use designation of the TDD, whichever is applicable. Uses may be further limited by the development order, concurrency reservation, or other applicable requirement. [Ord. 2005 – 002]

1. Use Designations

Uses permitted in a TDD are classified as: permitted, special, DRO, or requested, as indicated in Table 3.F.1.F-44, TDD Use Matrix. [Ord. 2005 – 002]

a. Permitted Uses (P)

These uses are allowed by right and are identified by a P in the matrix. [Ord. 2005 – 002]

b. Special Uses (S)

These uses require approval of a special permit and are identified by a S in the matrix. [Ord. 2005 – 002]

c. DRO Uses (D)

These uses require approval by the Development Review Officer (DRO) and are identified by a D in the matrix. [Ord. 2005 – 002]

d. Requested Uses (R)

These uses require approval by the BCC in accordance with the standards and procedures in [Art. 2.B, Public Hearing Procedures](#), and are identified by an R in the matrix. Requested uses shall be shown on the master plan or site plan approved by the BCC. The location, or alternative locations for each requested use must be approved by the BCC, and the requested use must be located in only one of the locations approved the BCC. [Ord. 2005 – 002] [Ord. 2005-041]

1) Supplementary Use Standards

A number in the “Note” column of Table 3.F.1.F-44, Traditional Development Permitted Use Schedule, refers to supplementary land use standards in [Art. 4.B, Supplementary Use Standards](#), which are applicable to the use. [Ord. 2005 – 002]

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Table 3.F.1.F-44 – Traditional Development Permitted Use Schedule

District Tier Pods	TND						TMD				NOTES
	Urban/Suburban (U/S)			Exurban/Rural			U/S	Ex/Rural	AGR		
	Res	Neighborhood Center (NC)	Open Space/Rec	Res	NC	Open Space/Rec			Dev.	Preserve	
Residential Uses											
Single family	P			P							122
Zero lot line	P			R							142
Town house	P			R			P	P	P		132
Multi-family	P			P			P	P	P		87
Accessory dwelling	P			P							1
Congregate living facility, Type 1	P			P			P	P	P		34
Congregate living facility, Type 2	P	D		R			P	R	R		34
Congregate living facility, Type 3	R	R		R	R		R				34
Farm residence											50
Farm workers quarters										P	51
Home occupation	P			P			P	P	P		70
Security or caretaker quarters		S			S		S	S	S		119
Agricultural Uses											
Agriculture, bona fide										P	3
Agriculture sales and service									P		6
Community vegetable garden			P			P				P	32
Grooms Quarters										S	65
Nursery, retail		P			P		P	P	P		88
Nursery, wholesale										S	89
Produce stand		P			P		S	S	S	S	32
Stable, commercial										D	125
Stable, private	P			P						P	126
Public and Civic Uses											
Assembly, nonprofit institutional		R			R		R	R	R		14
Assembly, nonprofit membership		R			R		R	R	R		15
Place of worship		R			R		R	R	R		29
Day care center, general		R			R		R	R	R		40
Day care center, limited		D			D		D	D	D		40
Government services		P			P		P	P	P	P	63
Hospital or medical center							R	R			71
School, elementary or secondary		R			R		R	R	R	R	118
Recreation Uses											
Amusements, temporary or special event		S			S		S	S	S		12
Entertainment, indoor		R			R		R	R	R		45
Fitness center		P			P		P	P	P		56
Park, passive			P			P	P	P	P	P	93
Park, public			P			P	P	P	P	P	94
[Ord. 2005 – 002] [Ord. 2005-041] [Ord. 2006-004] [Ord. 2006-013]											
Notes:											
P Permitted by right.											
D Permitted subject to approval by the DRO.											
S Permitted in the district only if approved by Special Permit.											
R Requested Use.											
[Ord. 2005-002]											

Table 3.F.1.F-44 – Traditional Development Permitted Use Schedule (Continued)

District Tier Land Use Zone	TND						TMD				NOTES
	Urban/Suburban (U/S)			Exurban/Rural			U/S	Ex/Rural	AGR		
	Res	Neighborhood Center (NC)	Open Space/Rec	Res	N/C	Open Space/Rec			Dev	Preserve	
Commercial Uses											
Auction, enclosed							P				16
Automotive service station							R	R	R		18
Bed and breakfast	S			S			S	S	S		20
Convenience store		P			P		P	D	D		36
Convenience store with gas sales							R	R	R		37
Dog Daycare		R			R		R	R	R		43
Financial institution		P			P		P	P	P		55
Flea market, enclosed							R	R	R		57
Green market		P			P		P	P	P		64
Kennel, Type III Commercial							R	R	R		74-2
Kiosk		P			P		P	P	P		75
Laundry services		P			P		P	P	P		78
Lounge, cocktail							R				79
Medical or dental office or clinic		P			P		P	P	P		83
Medical or dental laboratory							P	P	P		84
Office, business or professional		P			P		P	P	P		91
Personal services		P			P		P	P	P		98
Printing and copying services		P					P	P	P		100
Repair services, limited		P			P		P	P	P		108
Restaurant, Type I							R	R	R		109
Restaurant, Type II		R			R		D	D	D		110
Retail sales, general		P			P		P	P	P		114
Retail sales, mobile or temporary		S			S		S	S	S		115
Theater, indoor							P	P	P		129
Veterinary clinic		P			P		P	P	P		136
Work/live space							P	R	P		141
Utilities and Excavation											
Communication panel, antennas, commercial	S						D	D	D		31
Communication tower, commercial							D	D	D		31
Communication cell sites on wheels (COW)							S				31
Recycling collection station							S	S	S		106
Recycling drop-off bin	P	P		P	P		P	P	P		104
Utility, minor	P	P	P	P	P	P	P	P	P		134
Type II Excavation	P			P			P	P	P		49
[Ord. 2005 – 002] [Ord. 2005-041] [Ord. 2006-036]											
Notes:											
P Permitted by right.											
D Permitted subject to approval by the DRO.											
S Permitted in the district only if approved by Special Permit.											
R Requested Use.											

G. Design Objectives

TDDs shall comply with the following design guidelines:

1. Neighborhoods

- a. A mix of residential uses shall be required in a TND, to provide a variety of housing opportunities. TND residential uses include: **[Ord. 2005 – 002]**
 - 1) Single family dwellings;
 - 2) Zero lot line (ZLL) dwellings;
 - 3) Townhouses;
 - 4) Multifamily dwellings;
 - 5) Accessory dwellings; or
 - 6) Congregate living facilities.

Figure 3.F.1.G-8 - TDD Mixed Housing Types



Residential neighborhoods include a mixture of housing types from multi family buildings integrated with commercial and office uses, to single family detached houses.

- b. Centrally-located community focal points for the formal and informal interaction of neighborhood residents, such as a neighborhood square, community meeting hall, or neighborhood commercial center. These uses are within walking distance (within 1,320 feet) of all neighborhood residents. **[Ord. 2005 – 002]**
- c. A variety of open spaces and recreation areas to allow for both passive and active recreation. Small neighborhood parks and playgrounds should be located throughout the neighborhood, so all residents are closely located (within 1,320 feet) to a neighborhood park. Large outdoor recreation areas should be located at the periphery of neighborhoods rather than in central locations. **[Ord. 2005 – 002]**

Figure 3.F.1.G-9 - TDD Focal Points



- d. An interconnected network of streets, bike lanes, and sidewalks throughout the neighborhood, providing multiple routes for vehicle, bicycle, and pedestrian travel, diffusing traffic and shortening walking distances. Streets are designed for slower speeds to encourage pedestrian safety. Alleys shall provide vehicular access to garages and open spaces in the rear of buildings. **[Ord. 2005 – 002]**

Figure 3.F.1.G-10 - TDD Interconnected Street Grid



- e. A safe and attractive pedestrian environment enhanced by the design of buildings which provide windows and entrances to reduce the amount of blank walls. Sidewalks include pedestrian amenities such as shade trees and street furniture.

2. Commercial Districts

- a. Public spaces, such as plazas and squares, integrated within commercial development providing places for people to gather or rest. Walkways provide pedestrian connections throughout the development. Lighting and landscaping accent public spaces and provide for security and shading.
- b. Parking is provided on-street, behind buildings, and in shared parking lots. Parking lots in front of buildings create barriers between pedestrians and storefronts and shall be discouraged. **[Ord. 2005-002]**
- c. Buildings are human-scaled in design with a range of architectural features, which create an attractive and varied streetscape. Building frontages shall be set near the sidewalk and building sizes are generally consistent, providing a sense of enclosure for the street, except where separations are permitted. Architectural detailing and applied decoration enliven facades and add texture. Building entrances and windows shall be located along street frontages to break up blank walls and enhance the pedestrian environment. **[Ord. 2005 – 002]**

H. Phasing and Platting

1. Phasing

TDDs shall be subject to the phasing, time limitations and review requirements of [Art. 2.E, Monitoring](#). **[Ord. 2005 – 002]**

2. Platting

All land in a TDD shall be platted in accordance with [Art. 11, Subdivision, Platting and Required Improvements](#). All land within the TDD, including private civic tracts and open space areas (including but not limited to recreation and water retention) shall be platted prior to Technical Compliance for the last residential or commercial tract. **[Ord. 2005 – 002]**

I. Development Phasing

Phasing of TDD developments in the U/S Tier shall be limited to a maximum of four phases of up to three years each. The first phase of the project shall include a minimum of 25 percent of the total project, unless otherwise approved by the BCC. **[Ord. 2005-041]**

Section 2 General Standards

A. Applicability

The following standards shall apply to all TDDs:

1. Streets, Sidewalks, and Alleys

The circulation system within a traditional development shall allow for different modes of travel within the TDD and between adjacent uses, based upon a hierarchy of transportation methods. The street and sidewalk network shall be designed around a series of blocks which provide visual and functional links within and between residential, commercial, office, civic, and open space areas, and shall be connected to existing and proposed external development.

a. TDD Definition for Street

For the purposes of this Section, the term streets shall include private access ways. **[Ord. 2005 – 002]**

b. Block Structure

To ensure compact, contiguous development and to facilitate connectivity and pedestrian accessibility, the layout of streets and alleys shall conform to the following standards.

1) Minimum Length of a Block

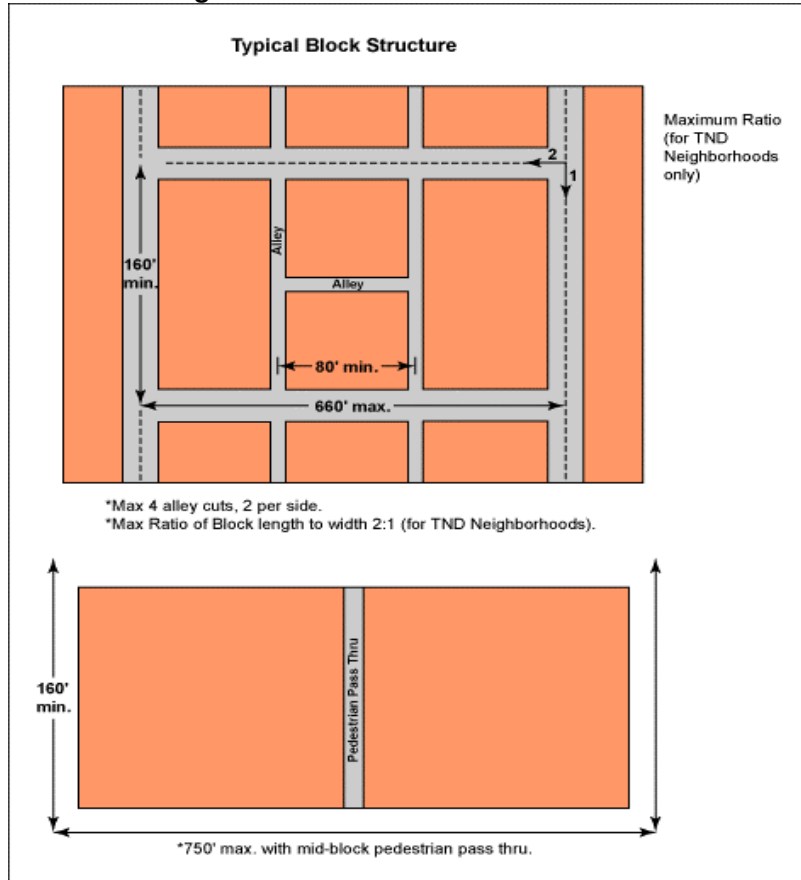
160 feet

2) Maximum Length of a Block

660 feet. Up to 750 feet with pedestrian pass-thru. **[Ord. 2005 – 002]**

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Figure 3.F.2.A-11 TDD Block Structure



[Ord. 2005-041]

3) Maximum Number of Alley Curb Cuts

Four per block and two per side.

4) Minimum Spacing Between Alley Curb Cuts

80 feet.

c. Streets

1) Street Design

Public streets shall conform to the standards in Table 3.F.2.A.-45, TDD Street Design Standards by Tier.

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Table 3.F.2.A-45 – TTD Street Design Standards by Tier

Type of Street	Street R-O-W Width	Travel Lanes		Curb & Gutter	Parking Lane (1)	Bicycle Lane	Utility Corridor	Sidewalk Pathway	Private Utility Easement (2)
		Number	Width						
All Tiers									
Commercial Street	42 ft.	2	11 ft.	2 ft.	8 ft. (both sides)	No	27 ft.	15 ft. (3)	No
U/S Tier									
Collector: without on-street parking	64 ft.	2	11 ft.	2 ft.	No	5 ft. (both sides)	24 ft.	6 ft.	10 ft.
Collector: with on-street parking	74 ft.	2	11 ft.	2 ft.	8 ft. (both sides)	5 ft. (both sides)	27 ft.	6 ft.	10 ft.
Local Residential Street	62-66 ft.	2	10 ft.	2 ft.	8 ft.	No	25 ft.	5 ft. (multi-purpose pathway)	10 ft.
Exurban/Rural/Agricultural Reserve Tier									
Plan Roadway Collector	104 ft.	2	11 ft.	4 ft. shoulder. No Curb & Gutter	No	No	27 ft.	8 ft. (multi-purpose pathway)	10 ft.
Non-Plan Roadway Collector	100 ft.	2	11 ft.	2 ft. shoulder. No Curb & Gutter	No	No	27 ft.	8 ft. (multi-purpose pathway)	10 ft.
[Ord. 2005 – 002]									
Notes:									
1. Parking lane dimensions include the curb and gutter dimensions.									
2. Easements may be collocated with alleys.									
3. Includes ten foot sidewalk, street trees and street lights.									

Figure 3.F.2.A-12 - TDD Commercial Street

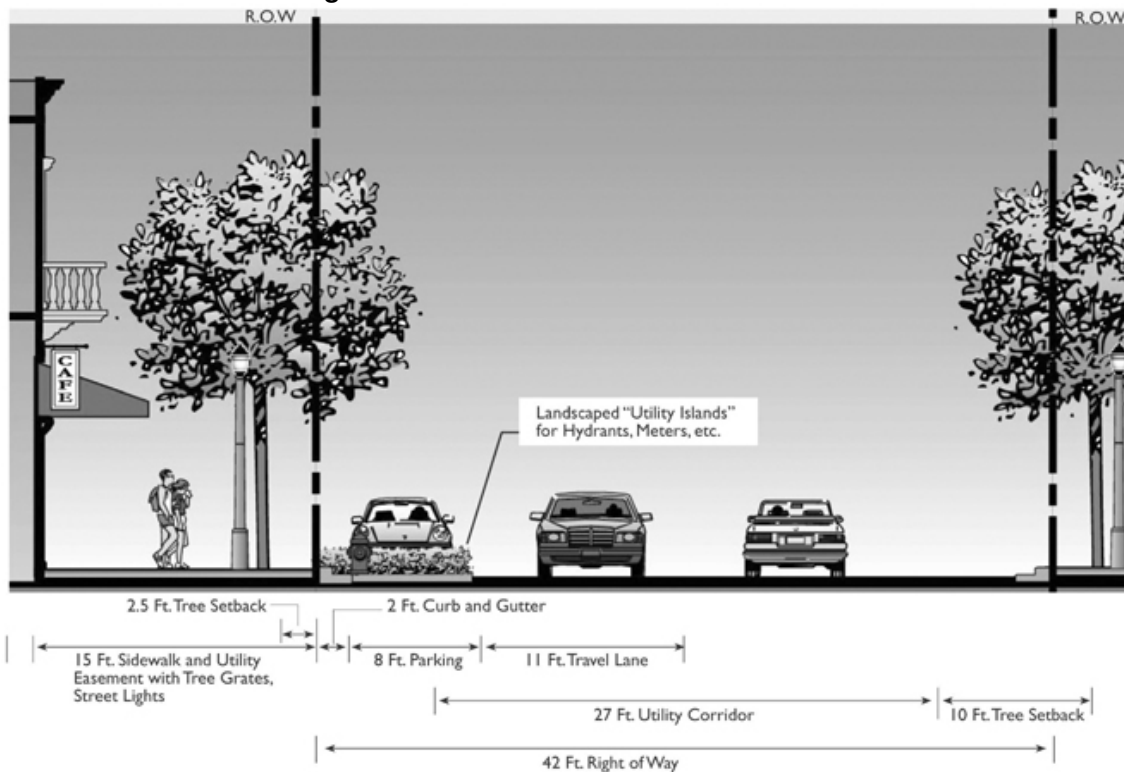


Figure 3.F.2.A-13 - TDD U/S (Local Residential Street)

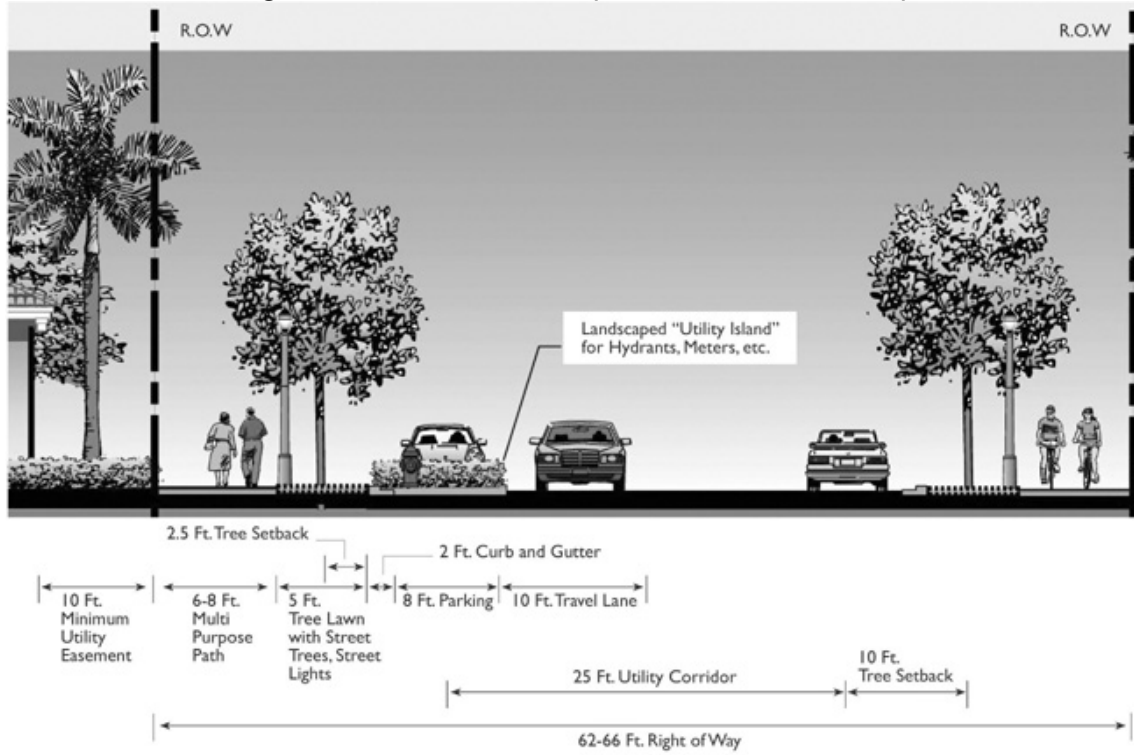
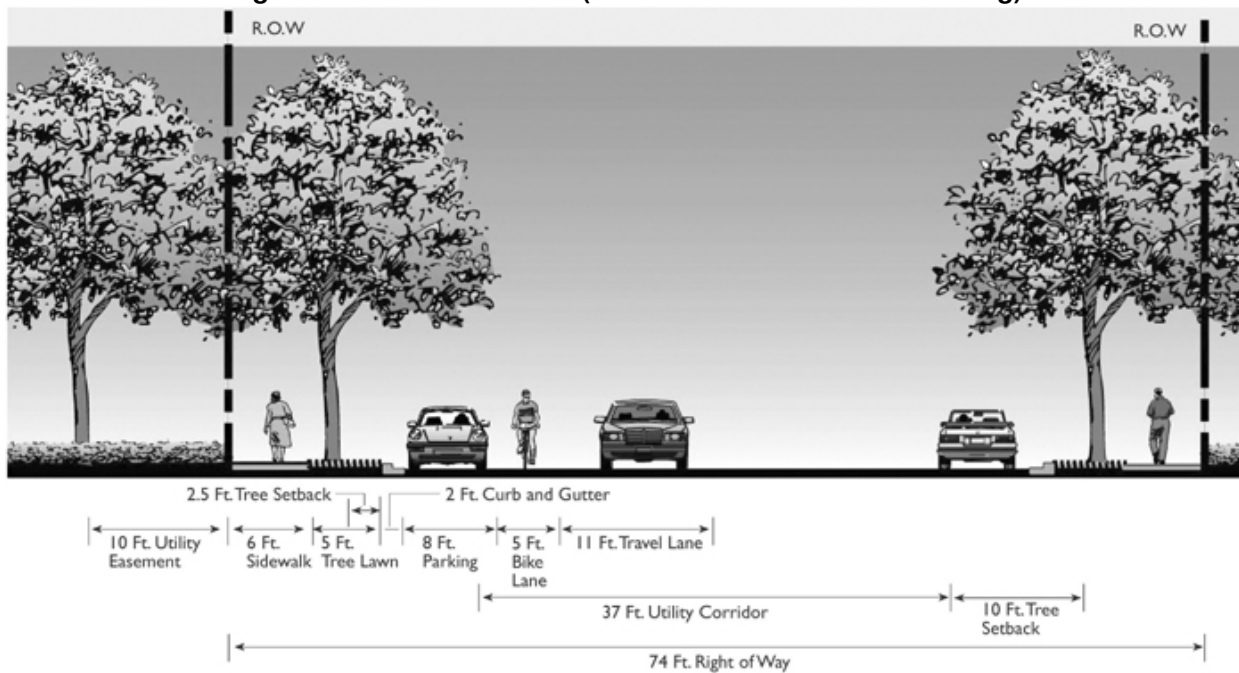


Figure 3.F.2.A-14 - TDD U/S (Collector: With On-Street Parking)



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Figure 3.F.2.A-15 - TDD U/S (Collector: Without On-Street Parking)

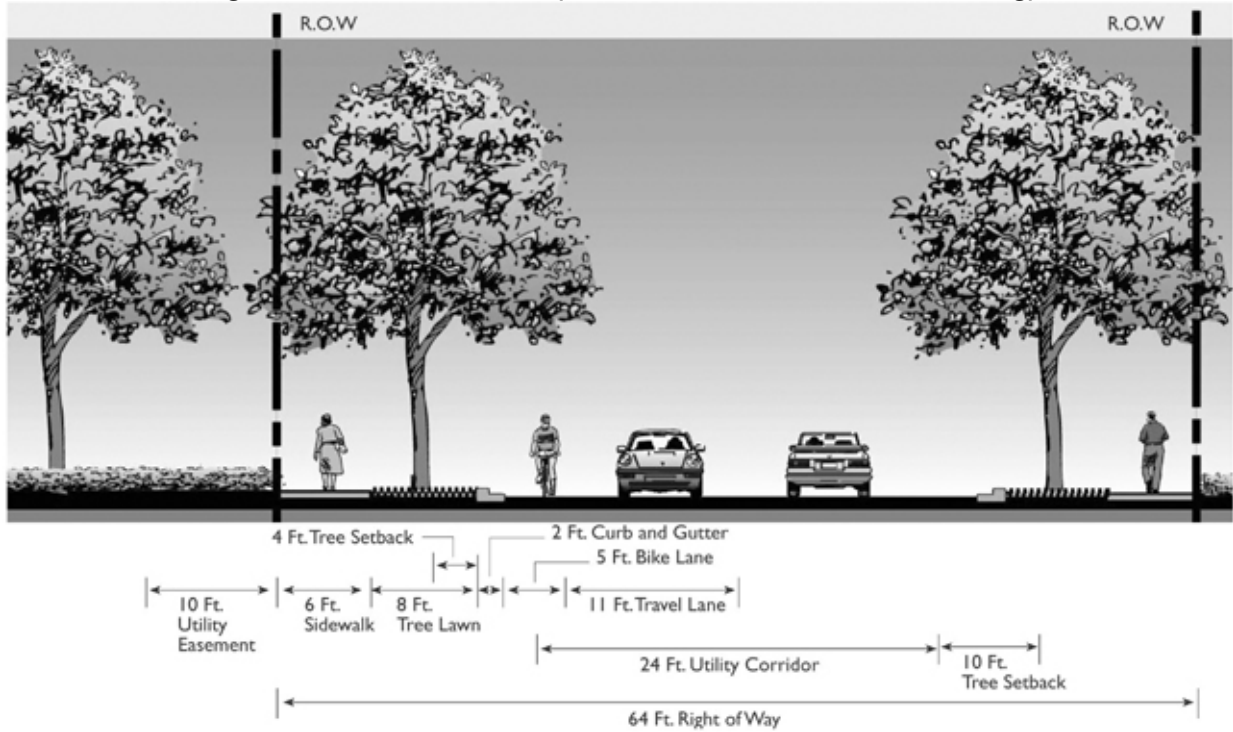
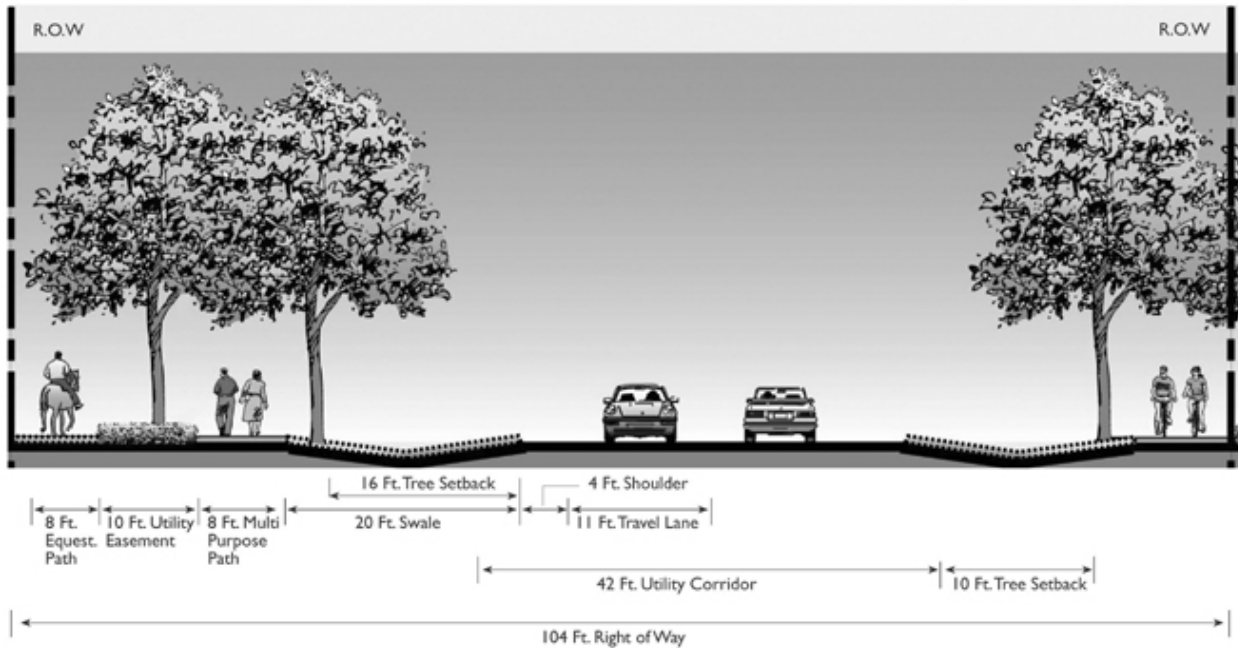
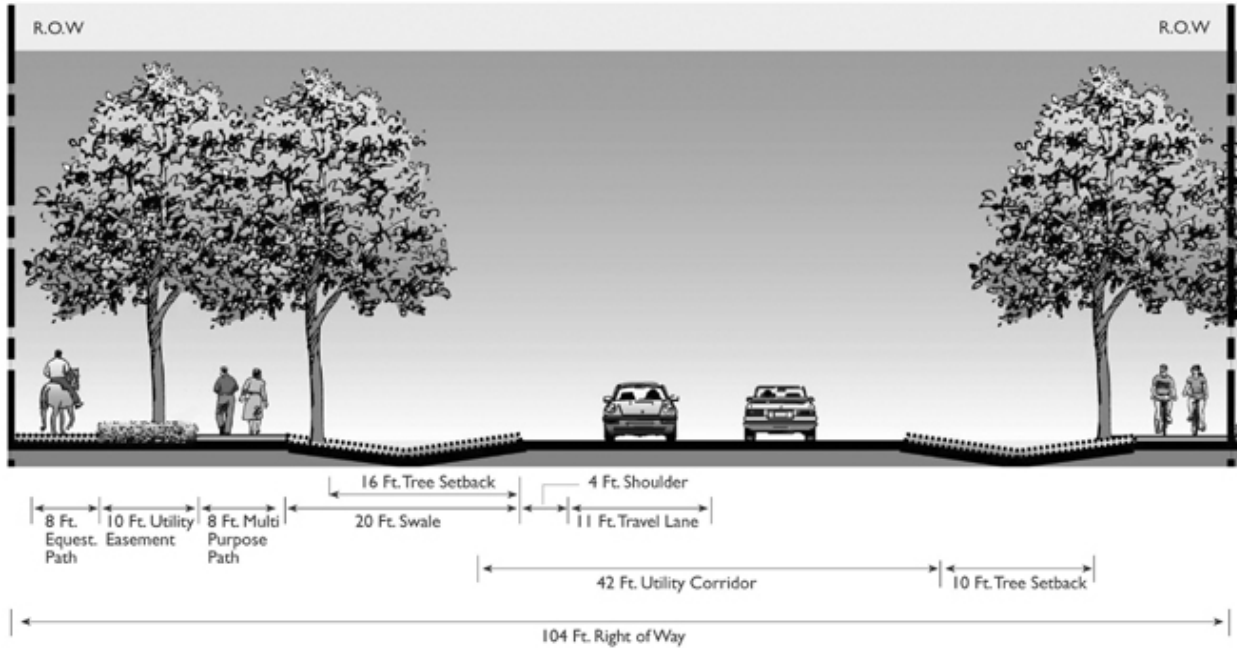


Figure 3.F.2.A-16 TDD Exurban/Rural/AGR (Non-Plan Roadway - Collector)



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Figure 3.F.2.A-17 - TDD Exurban/Rural/AGR (Plan Roadway - Collector)



2) **Connectivity**

All streets and alleys shall connect to other streets and alleys to form a continuous vehicular and pedestrian network within the district. Streets shall connect to streets in adjacent development or vacant parcels, except for AGR TMDS. The use of gates or other preventative barriers shall not be permitted on collector streets. **[Ord. 2005-041]**

a) **Dead-End Streets**

No more than 20 percent of all streets may be dead-end streets, such as cul-de-sacs and T-turnarounds. The maximum length for dead-end streets shall be 660 feet and up to 750 feet, with a mid-block pedestrian pass-thru. The maximum length for dead-end streets shall be: **[Ord. 2005 – 002]**

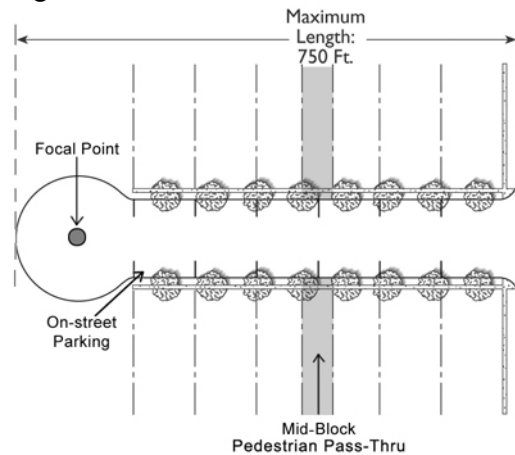
(1) **Single Family Residential**

660 feet. Up to 750 feet with a mid-block pedestrian pass-thru.

(2) **All Others**

500 feet.

Figure 3.F.2.A - 18 TDD Dead-End Streets



d. **Sidewalks and Pathways**

Sidewalks and/or pedestrian pathways shall connect to one another to form a continuous pedestrian network within the TDD and between all adjacent uses to a TDD. Unless otherwise indicated, sidewalks shall be provided along both sides of the street and shall conform to the standards in Table 3.F.2.A-46, Sidewalk, Pathway Design Standards.

1) Master Pedestrian Circulation Plan

A Master Pedestrian Circulation Plan, prepared in accordance with the requirements of [Article 11.E.2, Access and Circulation Systems](#) shall be submitted with the Regulating Plan.

2) Accessibility

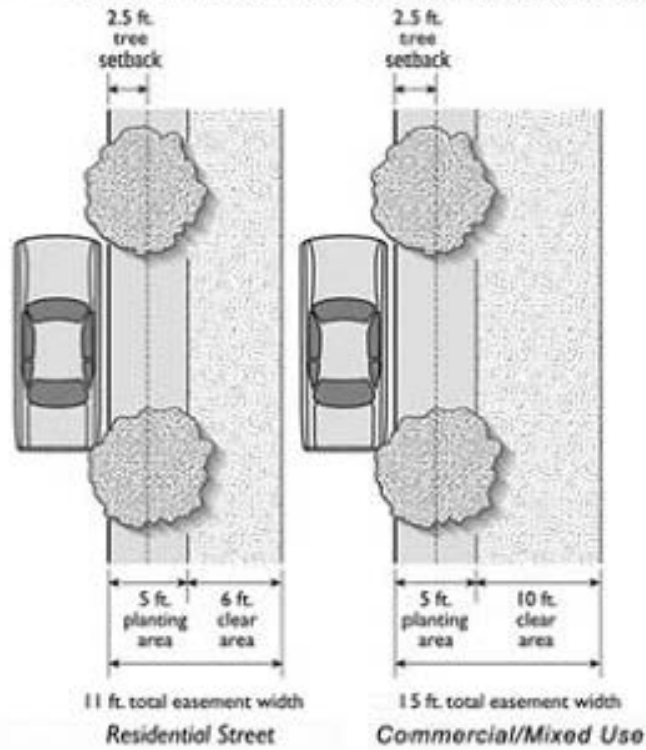
Sidewalks at street intersections and pedestrian crossings shall be grade accessible, with the use of curb cuts and/or ramps.

Table 3.F.2.A-46 - Sidewalk/Pathway Design Standards

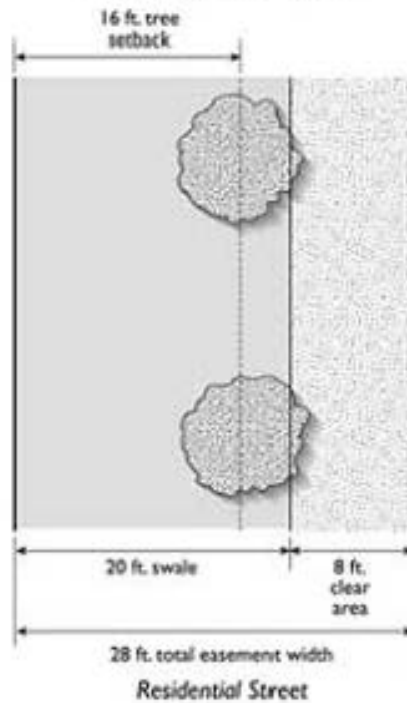
	Minimum Clear Area for Pedestrian Travel	Minimum Planting Area (including lighting fixtures and furniture) or Swale	Minimum Required Tree Setback from Curb or Edge of Roadway	Minimum Total Easement Width
AGR and Urban/Suburban Tiers				
Residential Street	6 ft.	5 ft.	2.5 ft.	11 ft.
Commercial Mixed -Use	10 ft.	5 ft.	2.5 ft.	15 ft.
Exurban/Rural Tiers				
Residential Street	8 ft.	20 ft.	16 ft.	28 ft.
Commercial Mixed-Use	10 ft.	5 ft.	2.5 ft.	15 ft.

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Figure 3.F.2.A-19 – TDD - Sidewalk/Pathway Design Standards
Agr /Urban/Suburban Tiers & all Commercial/Mixed Use



Exurban/Rural/Glades Tiers



e. Alleys

A minimum of one alley shall be required in all blocks, except blocks of single family and ZLL residential uses and AGR TMDs. Alleys shall conform to the standards in [Article 11](#),

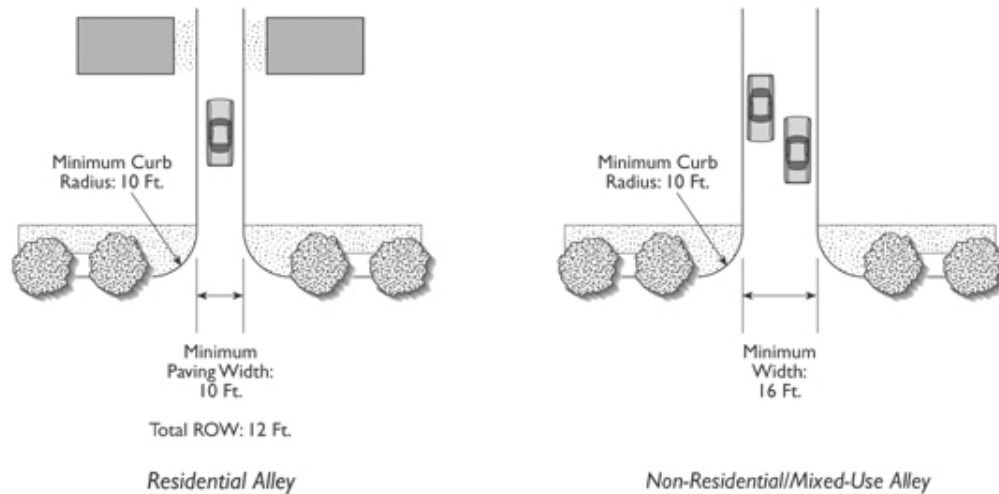
SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS, and the following: **[Ord. 2005-041]**

- 1) Alleys shall conform to the design standards in Table 3.F.2.A-47, TDD Alley Design Standards. Alleys providing access to residential buildings shall be built to residential alley standards. Alleys providing access to commercial or office buildings shall be built to commercial alley standards. Where an alley provides access to a block with both residential and commercial uses, the alley shall be built to the commercial alley standards.

Table 3.F.2.A-47 – TDD Alley Design Standards

Alley Type	Minimum R-O-W	Minimum Paving Width	Min. Curb Radius
One-way	12 ft.	10 ft.	10 ft.
Two-way	16 ft.	16 ft.	10 ft.

Figure 3.F.2.A-20 – TDD Alley Design Standards



f. Utilities and Lighting

1) Utilities

Public utilities and lighting shall be installed in accordance with the standards of [Article 11.E.7, Utilities](#).

2) Lighting

a) Street Lighting

Street lighting shall be provided along all streets and alleys, subject to [Art. 5.E.4.E, Outdoor Lighting](#), and the standards in Table 3.F.2.A-48, TDD Street Lighting Standards. A minimum of one light fixture shall be located at every crosswalk.

(1) Exurban-Rural Tiers

- (a) Lights are optional for residential streets.
- (b) All lights must be fully shielded.

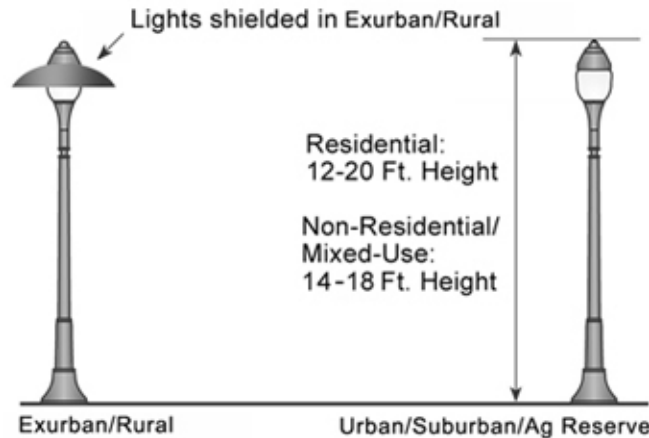
Table 3.F.2.A-48 – TDD Street Lighting Standards

Fixture Height	Residential	Non-residential/Mixed-Use
Maximum	20 ft.	22 ft.
Minimum	12 ft.	14 ft.

[Ord. 2005-041]

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Figure 3.F.2.A-21 – TDD Street Lighting Standards



b) Parking Lot Lighting

All parking lot lighting shall be fully shielded. All lighting fixtures shall be a maximum of 35 feet in height.

2. Parking and Access

a. Number of Spaces

Parking shall be provided as follows. On-street spaces may be used to meet these parking requirements.

1) Residential

Parking shall be provided in accordance with [Article 6, PARKING](#).

2) Non-residential

a) Minimum Number of Parking Spaces

One parking space per 400 square feet of GFA (2.5/1000). [Ord. 2005 – 002]

b) Maximum Number of Parking Spaces

(1) Exurban and Rural Tiers

One space per 250 square feet of GFA (4/1000). [Ord. 2005 – 002]

(2) AGR Tier

One space per 200 square feet of GFA (5/1000). [Ord. 2005 – 002]

b. Reduction in Requirement

The number of required spaces may be reduced by either of the following methods:

- 1) The shared parking requirements of [Article 6, PARKING](#); or
- 2) A parking demand study prepared by a traffic engineer licensed by the State of Florida demonstrating that the parking demand for the project will be less than the requirements of this Section.

c. Location of Parking

Off-street parking is prohibited in required front or side street setbacks. No parking space shall be located further than 750 feet from a building entrance. Parking shall be equitably distributed throughout the project. [Ord. 2005 – 002]

d. Parking Structures

1) U/S and AGR Tiers

Structured parking is required for any spaces in excess of one space per 250 gross square feet of non-residential floor area.

a) AGR Exception

The requirement for structured parking in the AGR Tier may be waived by the BCC. [Ord. 2005 – 002]

2) Exurban and Rural Tiers

Structured parking is prohibited. [Ord. 2005 – 002]

e. Bicycle Parking

One parking area shall be provided for every five units in multi-family housing and for every 20 vehicle parking spaces serving non-residential uses. Bicycle parking spaces shall be indicated on the site plan in visible, well-illuminated areas. For each bicycle parking space required, a

stationary object shall be provided to which a user can secure the bicycle. The stationary object may either be a freestanding bicycle rack or a DRO approved alternative. [Ord. 2005 – 002]

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]

c. Bicycle Parking

One parking area shall be provided for every five units in multi-family housing and for every 20 vehicle parking spaces serving non-residential uses. Bicycle parking spaces shall be indicated on the site plan in visible, well-illuminated areas. For each bicycle parking space required, a stationary object shall be provided to which a user can secure the bicycle. The stationary object may either be a freestanding bicycle rack or a DRO approved alternative. [Ord. 2005 – 002]

4. Landscaping and Buffering

In addition to the requirements in Art. 7, Landscaping, the following standards apply: [Ord. 2005 – 002]

a. Buffer Around Districts

1) No buffers are required where one TDD abuts another TDD. [Ord. 2005 – 002]

2) AGR TMD Perimeter Buffer

a) Incompatibility Buffer

A Type III Incompatibility Buffer shall be required between the Development Area and all abutting properties zoned AGR that support agricultural uses, or are vacant (unless deed restricted to non-agricultural or residential uses). The minimum buffer width shall be 25 feet. [Ord. 2005 – 002]

b) R-O-W Buffer

(1) The R-O-W buffer width reduction permitted under Article 7.F.7, R-O-W Buffer, shall only be permitted for any property line which abuts a 100 foot wide rural parkway. In the AGR Tier, a R-O-W buffer abutting open space a minimum of 100 feet in width and designated as a rural parkway may be deleted subject to DRO approval of a regulating plan that demonstrates that the landscaping in the rural parkway exceeds required R-O-W planting and buffering requirements. Required landscaping must be located within or adjacent to the rural parkway. [Ord. 2005 – 041]

(2) A minimum four-foot high hedge, fence or wall visual screen shall be required in a R-O-W buffer adjacent to any surface parking area having more than two rows of parking. [Ord. 2005 – 041]

b. Internal Compatibility and Incompatibility Buffers

Buffers are not required within TDDs, except that a solid six-foot high wall or five-foot wide landscape planting area providing a visual screen at least six feet in height is required along an interior property line where a non-residential use abuts a residential use. The height of the wall or landscape screen shall not exceed three feet within required front setback areas. The internal buffer requirement for multi-family and townhouse units may be waived when the units are constructed on a main street; are attached to a commercial structure; are separated from a commercial structure by streets or an alley, pedestrian walkway or plaza; or when adjacent to open space, plazas or private recreational uses associated with units requiring a buffer. [Ord. 2005 – 002] [Ord. 2005-041]

c. Off-Street Parking Areas

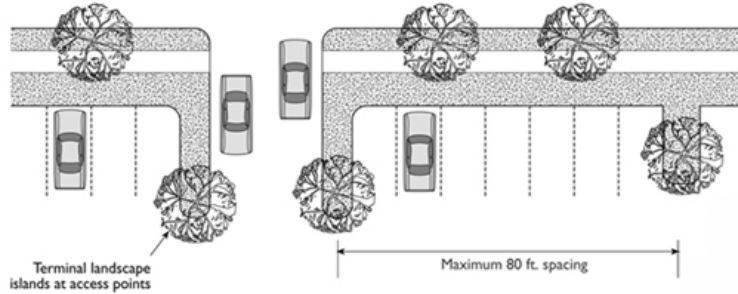
1) Trees

One canopy tree shall be planted for every eight parking spaces. In a neighborhood center, one canopy tree shall be planted for every six parking spaces. Trees shall not be spaced more than 80 feet apart.

2) Terminal Islands

Terminal landscape islands, subject to the requirements of Art. 7.G, Off-Street Parking Requirements. Terminal and interior landscape islands shall be provided on both sides of all vehicular access points.

Figure 3.F.2.A-22 – TDD Off-Street Parking Landscaping Standards

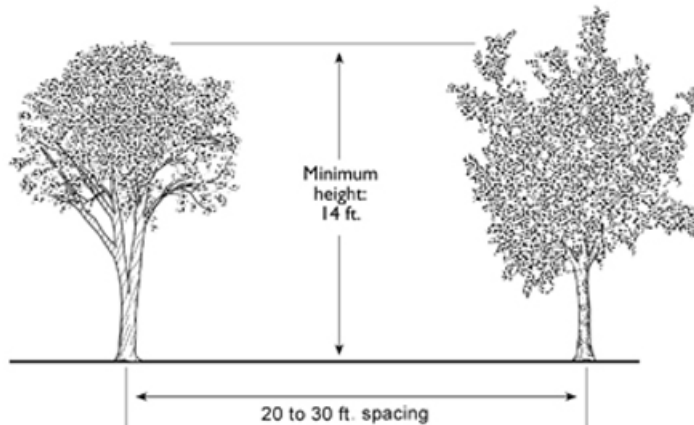


d. Street Trees

Street trees shall be provided along sidewalks, subject to the following standards:

- 1) **Number**
One canopy tree shall be planted for every 30 lineal feet of street frontage. Palm trees may be substituted for a canopy tree on a 1:1 basis along a frontage with a covered walkway.
- 2) **Minimum Height**
14 feet.
- 3) **Minimum Diameter**
2.5 inches, measured 4.5 feet above grade.
- 4) **Spacing**
Trees shall be spaced between 20 to 30 feet on center.

Figure 3.F.2.A-23 – TDD Street Tree Standards



5. Fencing and Walls

Fences and walls shall be subject to the standards of [Art. 5.B.1.A.2, Fences and Walls](#). Fences shall be made of wood, wrought iron, reinforced concrete with stucco, brick, vinyl-covered chain link, plastic composite or a combination of these materials. Fences in the Exurban, Rural, and AGR tiers shall be made of wood or other materials consistent with the rural design standards that demonstrate a vernacular or rural character.

6. Signage

In addition to the regulations in [Art. 8, Signage](#), the following sign regulations apply:

a. Building-Mounted Signs

Building-mounted signs, including wall signs, awning and canopy signs, and projecting signs are allowed, subject to the standards of [Art. 8, Signage](#), and the following additional requirements:

- 1) **Maximum Size**
0.75 square foot for every linear foot of tenant frontage is permitted, up to a maximum of 64 square feet.
- 2) **Maximum Height**
15 feet high. Signs fronting on an arterial or collector street are not subject to this height limit.
- 3) **Maximum Projection**

30 inches from any building face.

b. Freestanding Signs

Unless otherwise provided herein, all freestanding signs shall be prohibited.

1) Exceptions

Temporary freestanding A-type frame signs are allowed in arcades and covered walkways.

c. Entrance Wall Signs

Entrance wall signs are permitted for the purpose of identification, subject to the standards in [Art. 8, Signage](#). Sign copy and graphics shall identify only the name of the development and the address.

7. Recreation Clubhouse Emergency Generators

A permanent emergency generator shall be required for all TDD clubhouses 2,500 square feet or greater, and shall meet the standards of Art. 5.B.1.A.18, Permanent Generators. **[Ord. 2006-004]**

Section 3 Traditional Neighborhood Development (TND)

A. Specific Purposes

The purpose of the TND district is to:

1. Establish a specific neighborhood identity and focus with a pedestrian-oriented design consistent with the tier in which the development is located;
2. Provide a range of residential, commercial, civic, and open space land uses in close proximity to one another within the neighborhood;
3. Encourage walking and bicycling to reduce the need for local automobile trips;
4. Offer a range of housing opportunities;
5. Preserve natural features and scenic areas; and
6. Provide a safe and efficient circulation system for pedestrians, non-motorized vehicles, and automobiles, and emphasize connectivity within and to adjacent uses.

B. Uses

Uses allowed in a TND district are listed in Table 3.F.1.F-44, Traditional Development Permitted Use Schedule.

C. Thresholds

A TND shall comply with Table 3.F.1.E-43, TDD Corresponding Land Use, and the following: **[Ord. 2006-004]**

1. Minimum Size

The minimum gross land area required for a TND is 40 contiguous acres. Within the U/S Tier, the minimum size may be reduced to 25 acres for infill projects that are adjacent to existing residential, civic, or commercial development on at least two sides. **[Ord. 2006-004]**

2. Land Use Mix

TNDs shall provide residential, recreational, civic, and neighborhood commercial land uses, as provided in Table 3.F.3.C-49, TND Land Use. A TND developed as part of a TTD is subject to the minimum land use allocations provided in Table 3.F.5.D-53, Traditional Town Development Land Use Allocations. **[Ord. 2006-004]**

Table 3.F.3.C-49 – TND Land Use

Land Use Mixes	Percent of Total Gross Area	
	Minimum	Maximum
Residential		
Single Family	25	70
Zero Lot Line (ZLL)	-	50
Multi-Family/Townhouse	20	50
Neighborhood Centers	2	10
Civic ¹	2	25
Open Space/ Recreation	5	-
[Ord. 2006-004]		
Notes:		
1. Civic uses may be collocated with the Neighborhood Centers.		
2. Not required in the Rural and Exurban Tiers unless mandated by a sector plan pursuant to the provisions of the Plan. [Ord. 2006-004]		

3. Minimum Development Threshold

Any TND or single project of TNDs with more than 320 acres shall be developed as a TTD. **[Ord. 2006-004]**

D. General Standards

The following standards apply to all TND development:

1. Neighborhoods

The basic component of a TND is the neighborhood, organized in blocks around a neighborhood center. Each neighborhood within a TND shall not exceed 80 acres. No TND shall include more than four neighborhoods unless the TND is included within a TTD Refer to [Art. 3.F.5, TTD](#).

2. Connections

All uses in a TND shall be connected by sidewalks or pedestrian paths, bicycle paths or bicycle lanes, and vehicular streets. A minimum of 80 percent of all streets shall connect at both ends to other streets at an intersection. All paths or trails, including bicycle paths or lanes, shall interconnect to form a continuous network throughout the TND and to paths or trails linked adjacent neighborhoods. Vehicular gates are prohibited on all streets, except alleys serving residential uses. Vehicular gates are not allowed on alleys serving commercial uses. **[Ord. 2006-004]**

E. Land Use Zones

1. Neighborhood Center

A Neighborhood Center is intended to accommodate neighborhood-oriented retail and commercial services. It may include professional offices, community facilities, and civic uses to serve the population of the TND and adjacent neighborhoods.

a. General Standards

1) Location

Each Neighborhood Center shall be centrally located in its neighborhood and shall be adjacent to a minimum of one side of a neighborhood square. A non-central location is permitted on an infill site, provided it is within 1320 linear feet of 100 percent of the units in the TND and also can serve the local shopping needs of an adjacent neighborhood.

2) Maximum and Minimum Site Area

Each individual Neighborhood Center shall be a minimum 0.5 acre and a maximum of 2.5 acres in size.

3) Parking

Parking shall be provided in accordance with [Article 3.F.2.A.2, Parking and Access](#).

4) Maximum Floor Area Ratio (FAR)

1.0.

5) Maximum building coverage

50 percent.

6) Maximum Total Floor Area

40,000 square feet of GFA.

b. Building Standards

1) Maximum Floor Area per Tenant

8,000 square feet.

a) Exception

Up to 30,000 square feet is allowed for a food store. If a TND is developed as part of a TTD, the maximum allowed for a food store in a Neighborhood Center shall be 20,000 square feet.

2) Setbacks

Minimum and maximum building setbacks shall conform to the standards in Table 3.F.3.E-50, TND Non-Residential Setback Regulations.

Table 3.F.3.E-50 – TND Non-Residential Setback Regulations

Regulation	Neighborhood Center and Civic	Open Space/Recreation
Front Setback	0 ft. min. 10 ft. max.	20 ft.
Side Setback	0 ft. for attached buildings 5 ft. min. for detached buildings 10 ft. adjacent to residential	20 ft.
Rear Setback	10 ft. min.	20 ft.

c. Maximum Building Height

45 feet – U/S Tier, 25 feet – Rural/Exurban Tiers.

d. Building Orientation

Buildings shall front a street. All principal buildings shall have their entrance facing the street or an intersection.

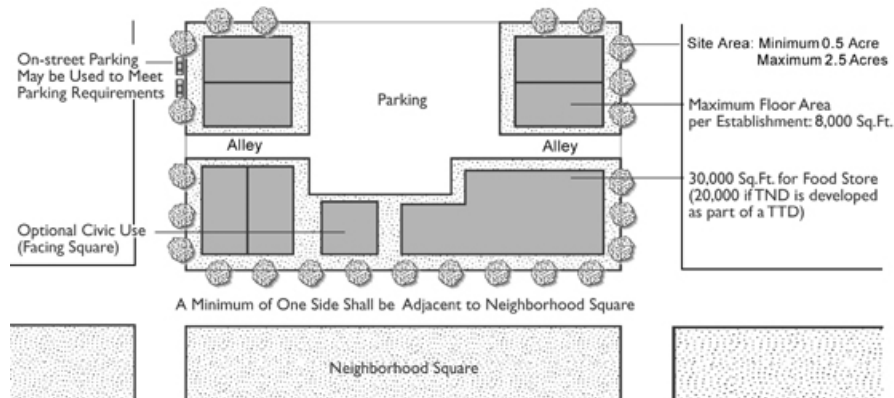
e. Build-to Lines

A minimum of 50 percent of a commercial building shall have a zero setback. The remaining 50 percent may be set back a maximum of ten feet.

f. Covered Walkways

A minimum of 50 percent of all first floor building frontages shall be constructed as storefronts and be adjacent to a covered sidewalk, with features such as awnings, colonnades, or arcades. Colonnades and arcades shall be a minimum of ten feet in width, including any support column intrusions. All covered walkways shall have a minimum interior height clearance of 12 feet from ground to ceiling.

Figure 3.F.3.E-24 – TND Neighborhood Center Standards



2. Civic

The civic designation is intended to accommodate publicly and privately owned institutional land uses intended to serve the neighborhood.

a. Location

Civic parcels used for community buildings shall be located adjacent to a neighborhood square or park, or on a lot terminating a street vista.

b. Public Land Dedication

Based on the proportional impacts of development on the demand for public services and facilities, a portion of a TND may be required to be conveyed or voluntarily committed in simple fee title to the PBC for civic purposes. These conveyances shall be in a form approved by the County Attorney or in the form of a development agreement.

3. Open Space/Recreation

Areas designated for open space/recreation include neighborhood parks, neighborhood squares, and active or passive recreation uses.

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.

1) Size

The square shall have a minimum lot size of 20,000 to 140,000 square feet, see [Figure 3.F.3.E-25, TND Neighborhood Park and Square](#).

2) Street Access

A minimum of 75 percent of a square perimeter shall abut a street.

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.

b. Neighborhood Parks

1) Minimum Area

A minimum of 25 percent of the open space/recreation area required by Table 3.F.3.C-49, TND Land Use, must be common open space or park accessible to the public. Each neighborhood park shall have a minimum area of 20,000 square feet.

2) Location

Neighborhood parks shall be located within each neighborhood of a TND and shall be distributed so that 100 percent of all dwelling units are located within 1320 linear feet from a park or other recreation area.

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.

4) Pedestrian Access

A minimum of 50 percent of a neighborhood park perimeter shall abut a street.

5) Active Recreation Areas

Common active recreation uses, such as playing fields and swimming pools, shall be buffered by a perimeter landscape area that complies with the compatibility buffers in [Article 7, LANDSCAPING](#). The neighborhood square shall be exempt from this requirement.

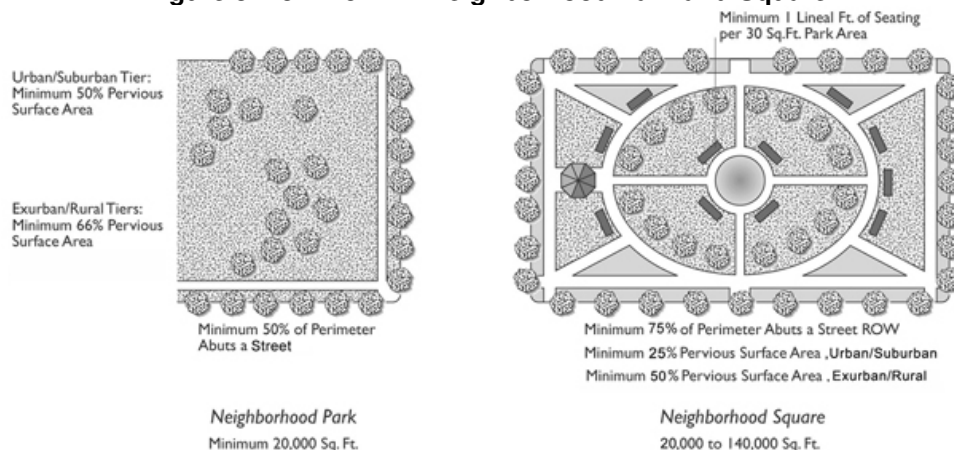
a) Active Recreation Areas in Residential Buildings

Penthouse and rooftop active and passive recreation shall not be counted towards the minimum open space/recreation area requirement.

6) Required Amenities

Neighborhood squares shall include street furniture for outdoor seating and other amenities such as gazebos, fountains, statuary, flag poles, kiosks, and benches. At least one linear foot of seating area shall be provided for each 30 square feet of park area. Seating area may include wooden benches, seating walls, and retaining walls where the seating area is between 16 inches and 30 inches above grade.

Figure 3.F.3.E-25 TND Neighborhood Park and Square



5. Residential Uses

a. Lot Size and Setbacks

Minimum and maximum lot sizes and building setbacks shall conform to the standards in Table 3.F.3.E-51, TND Residential Lot Size and Setback Regulations.

b. Maximum Building Height

35 feet.

1) U/S Tier

One foot of additional height may be allowed for multi-family residential buildings for each additional foot of front and side setback, or upper story setback, provided beyond the minimum required setback, up to a total building height of 45 feet.

c. Building Orientation

Residential buildings shall front a street, neighborhood square, or neighborhood park and be directly accessible from a street.

d. Accessory Buildings

Accessory buildings shall not exceed 25 feet in height and may be used as a garage or accessory dwelling.

1) Calculation of Density

Accessory dwellings are not considered "dwelling units" for the purposes of calculating the maximum allowable density in a TND.

2) Maximum Number

Up to one accessory dwelling unit per principal dwelling unit is permitted.

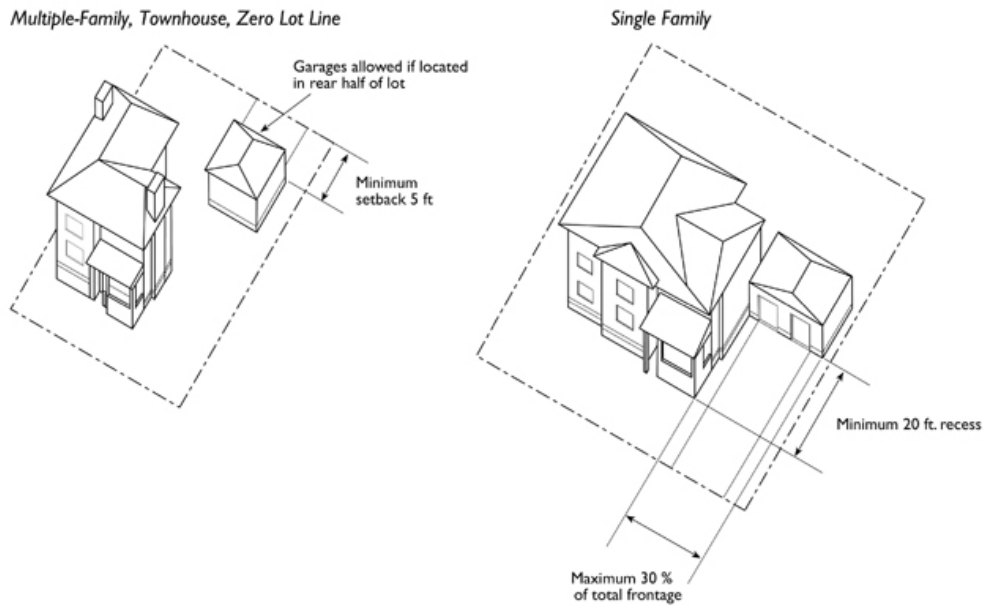
3) Required Parking

One additional parking space per accessory dwelling is required.

e. Garages

Garages are permitted in the rear half of the lot only. Garages accessible from an alley shall be setback a minimum of five feet from the rear property lot line.

Figure 3.F.3.E-26 – TND Garages

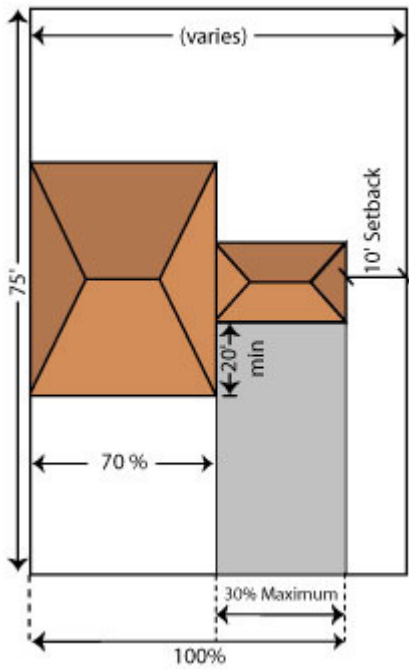


1) Exception for Single family or ZLL

Garages may be attached to a single family house or ZLL if recessed a minimum of 20 feet from the front facade of the house. Attached garages shall occupy a maximum of 30 percent of the total frontage of the house, as determined by the total length between the two main exterior walls nearest to the interior property lines, including the garage but excluding any attached structures, such as a porch, deck or patio.

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Figure 3.F.3.E-27 – ZLL Garages



f. Main Entrances

All residential structures shall have their main entrance fronting a street or an intersection. Corner entries at street intersections are preferred for multi-family structures.

g. Porches

All single family and ZLL dwellings shall have a front porch, raised a minimum of 18 inches from the finished grade.

1) Size

Porches have a minimum depth of six feet and a minimum width of 12 feet.

2) Enclosure

Porches shall comply with the definition of TND, porch in Art. 1.I, Zoning Definitions and Acronyms.

h. Balconies and Patios

A minimum of 20 percent of the total number of dwelling units on each floor in a multi-family structure shall have individual balconies and/or patios.

1) Setback Encroachment

A balcony may encroach a maximum of six feet into a front or side street setback.

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Table 3.F.3.E-51 – TND Residential Lot Size and Setback Regulations

Regulation	Single family	ZLL	Townhouse	Multi-Family
Minimum Lot Size	5,000 sq. ft.	3,000 sq. ft.	1,000 sq. ft.	5,000 sq. ft.
Maximum Lot Size	40,000 sq. ft.	15,000 sq. ft.	8,000 sq. ft.	50,000 sq. ft.
Minimum Lot Width	50 ft.	40 ft.	16 ft.	50 ft.
Minimum Lot Depth	75 ft.	75 ft.	75 ft.	75 ft.
Front Setback	10 ft. min.	10 ft. min.	5 ft. min.	no min.
	20 ft. max.	20 ft. max.	10 ft. max.	30 ft. max.
Side Setback	5 ft. min.	0 ft. on zero lot line ZLL side and 10 ft. on other	no minimum	5 ft. min.
			15 ft. separation	15 ft. separation
			10 ft. adjacent to Single family or ZLL Houses	20 ft. adjacent to Single family or ZLL Houses
Side Street Setback	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.
Rear Setback	10 ft.	10 ft. min.	15 ft. min.	15 ft. min.
	5 ft. min. for accessory Structure	5 ft. min. for accessory Structure or alley	5 ft. min. for accessory Structure or alley	
		5 ft. min. on alleys		

Section 4 Traditional Marketplace Development (TMD)

A. Purpose

The purpose of the TMD district is to: **[Ord. 2005 – 041]**

1. Provide a concentrated area for shopping, entertainment, business, services and cultural opportunities by allowing a mix of commercial and institutional uses and establishing physical development and design standards that create pedestrian-oriented development; **[Ord. 2005 – 002]**
2. Provide housing opportunities through vertically integrated residential uses; **[Ord. 2005 – 002]**
3. Promote a mix of uses in a manner that creates a stronger pedestrian orientation through design, placement and organization of buildings, plazas, common public space, and dispersed parking; and **[Ord. 2005 – 002]**
4. Ensure traditional marketplaces are compatible with the overall design objectives of the Plan and the MGTS. **[Ord. 2005 – 041]**

B. Purpose of the TMD District in the AGR Tier (AGR-TMD)

In addition to the above, the purpose of the AGR-TMD is to: **[Ord. 2005–041]**

1. Promote the preservation of agriculture by providing for compact commercial areas and preserved agricultural land; **[Ord. 2005 – 002]**
2. Provide for commercial uses serving AGR residents at accessible locations on major arterials; and **[Ord. 2005 – 002]**
3. Encourage design that is compatible with the surrounding agricultural or rural area; **[Ord. 2005 – 002]**
4. Implement the conceptual designs that submitted to the BCC on April 6, 2005; and **[Ord. 2005-041]**
5. Implement the requirements of FLUE Policy 1.5-m, 1.5.1-m, 1.5.1-n, and 2.4-c of the plan. **[Ord. 2005-041]**

C. Uses Allowed

Uses allowed in a TMD district are listed in Table 3.F.1.F-44, Traditional Development Permitted Use Schedule. **[Ord. 2005 – 002]**

D. Development Standards for all TMDs

The following standards apply to TMDs located in all tiers: **[Ord. 2005 – 002]**

1. General Standards

The following standards apply to all TMDs; however, additional standards or provisions shall apply to the AGR Tier, per Art. 3.F.4.E, Standards Applicable to AGR Tier. **[Ord. 2005-002] [Ord. 2005–041]**

a. Thresholds

A TMD shall comply with Table 3.F.1.E-43, TDD Corresponding Land Use, and the following: **[Ord. 2006-004]**

1) Minimum Site Area

The minimum gross land area required for a TMD is ten contiguous acres. **[Ord. 2005-002] [Ord. 2006-004]**

2) Minimum Total Floor Area

In the U/S Tier, 200,000 square feet is required, with a minimum of 125,000 square feet in the first phase. In the Exurban and Rural tiers, 125,000 square feet is required. See Art. 3.F.4.E, Standards Applicable to AGR Tier, for AGR Standards. Additional development may be phased but shall not exceed a total of 200,000 square feet for the Exurban and Rural Tiers. Civic and Institutional uses are not subject to these floor area limitations. The floor area standards for the Rural and Exurban Tiers are not applicable to the Central Western Communities Sector Plan area (Plan Map Series LU 3.1, Special Planning Areas Map), if governed by a Sector Plan pursuant to the provisions of the Plan. [Ord. 2005 – 002] [Ord. 2006-004]

3) Minimum FAR

0.4 in the U/S Tier. [Ord. 2005 – 002] [Ord. 2006-004]

b. Permitted Locations

- 1) Within the CL designations in Exurban, Rural and AGR Tiers. [Ord. 2005 – 002]
- 2) Within the CL/CH designations in the U/S Tier. [Ord. 2005 – 002]
- 3) A TMD must have at least 200 feet of frontage along an arterial or collector street. [Ord. 2005 – 002]

c. Maximum Floor Area per Single Tenant

1) U/S Tier

No single tenant may occupy more than 50,000 sq. ft. unless approved as a requested use. Single tenants occupying more than 100,000 square feet are prohibited. [Ord. 2005 – 002]

2) Exurban/Rural and AGR Tiers

No single tenant may occupy more than 25,000 sq. ft. unless approved as a requested use. Single tenants occupying 65,000 sq. ft. or more are prohibited. [Ord. 2005 – 002]

3) Maximum Ground Floor Area per Establishment

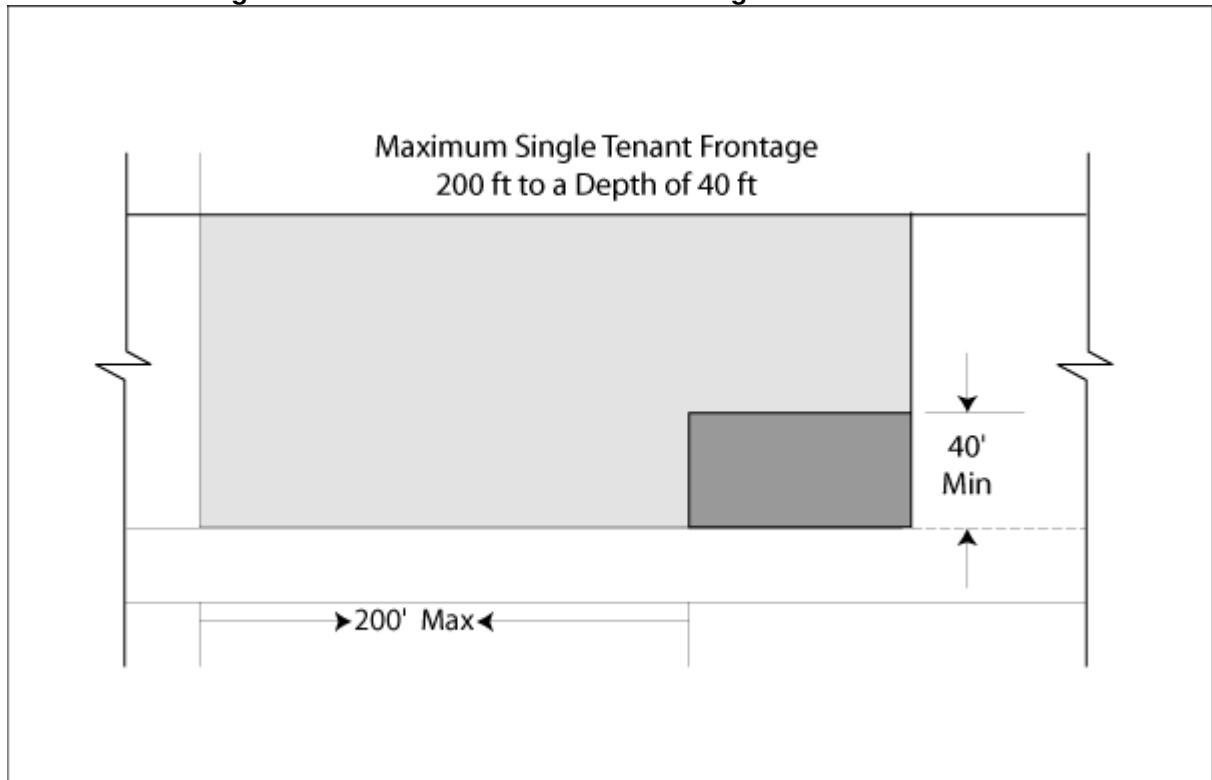
No single tenant may occupy more than 40 percent of the total ground floor area of a TMD. [Ord. 2005 – 002]

4) Maximum Frontage Per Single Tenant

No single tenant may occupy more than 200 feet of frontage. An increase of up to 240 feet of frontage per single tenant is permitted in the AGR Tier, provided that any increase over 200 feet incorporates the appearance of a separate storefront on the subject façade, to include the following: a distinct architectural style a minimum of 40 feet in length, a similar percentage of transparency, and an additional building entrance, or appearance of an entrance. [Ord. 2005-002] [Ord. 2005 – 041]

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Figure 3.F.4.D-28 – TMD Maximum Frontage Per Establishment



[Ord. 2005-002]

d. Density/Intensity

1) Multiple Use Projects

Multiple Use Projects may be allowed to utilize up to 100 percent of the combination of a site's residential density and its commercial intensity equivalent. (Additional density or intensity is equivalent to the corresponding amount of non-utilized existing density or intensity). (A = percent of additional density or intensity, U = percent of utilized density or intensity. $A = 100 - U$). [Ord. 2005 – 002]

2) Mixed Use Projects

Mixed Use Projects which vertically integrate at least 20 percent of their allowed residential units with non-residential uses may be allowed to utilize up to 100 percent of both a site's residential density and commercial intensity. [Ord. 2005 – 002]

2. Street Designations and Configurations

All streets and alleys in a TMD dedicated to the public or meeting the definition of a private street shall conform to the standards of Art. 11, Subdivision, Platting and Required Improvements. All neighborhood centers and the central plaza of a TMD shall be directly connected by a non-gated street network. [Ord. 2005 – 002]

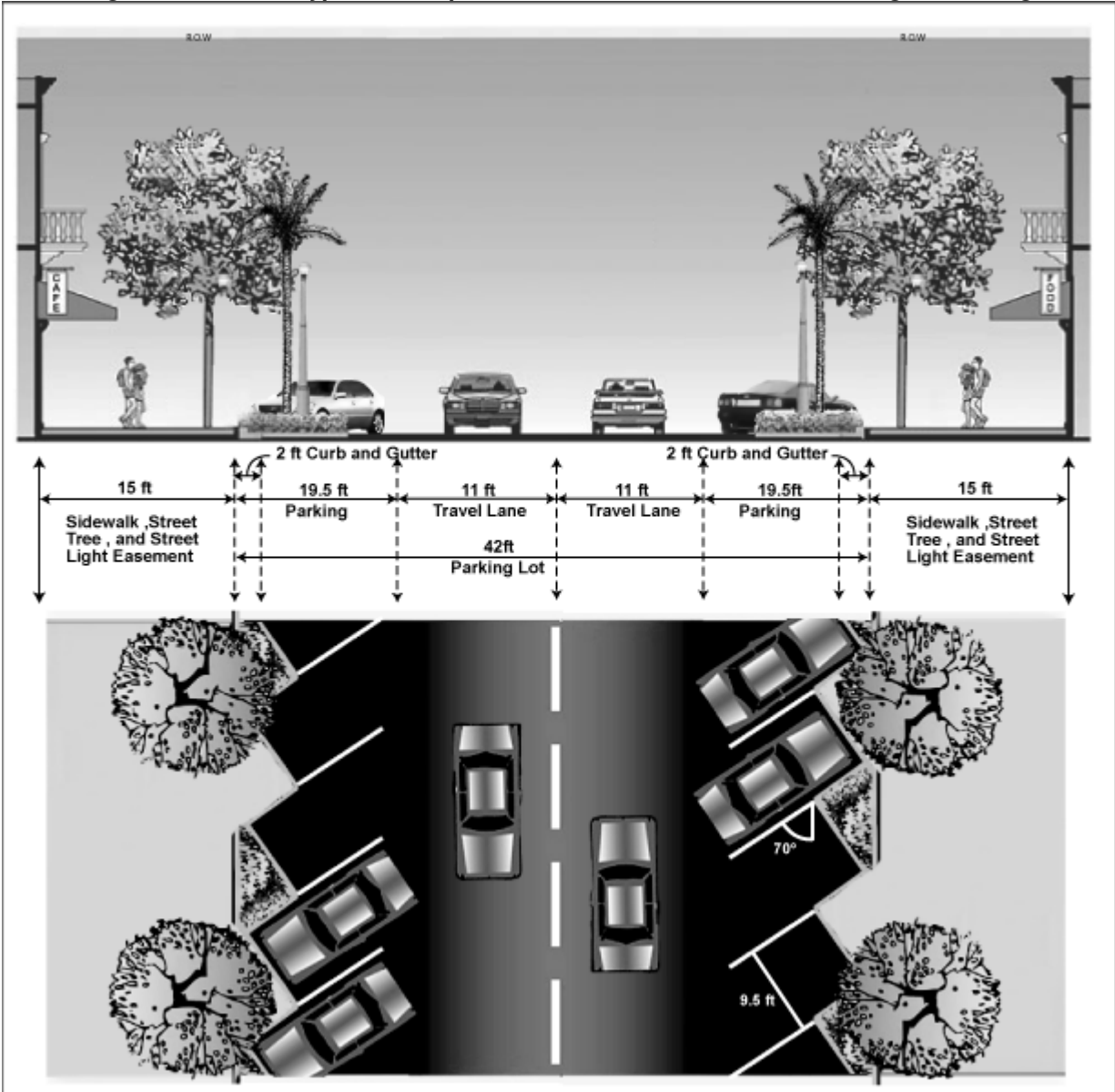
a. Mainstreet

At least two two-way streets forming an inter-section shall be designated as Main streets. A minimum of one mainstreet shall cross through the entire length or width of a TMD, unless waived by the BCC. Main streets shall be designed to be consistent with Figure 3.F.2.A-12, TDD Commercial Street. [Ord. 2005 – 002]

1) Design Exception

Main streets designed as an access way or non-residential parking lot may increase the overall width to provide for angled parking, not to exceed a 70 degree angle, as indicated in Figure 3.F.4.D-29, Typical Example of TMD Commercial Street with Angled Parking. Parking stall dimensions shall be in accordance with Table 6.A.1.D-3, Minimum Parking Dimensions for Non-residential Uses and Residential Uses with Shared Parking Lots. [Ord. 2005 – 002]

Figure 3.F.4.D-29, Typical Example of TMD Commercial Street with Angled Parking



[Ord. 2005-002]

b. Sidewalks

Sidewalks are required on both sides of all streets and shall be designed to be consistent with Figure 3.F.2.A-12, TDD Commercial Street, except for: alleys; drive isles between rows of parking or providing access to a surface parking lot; service streets; the side of a street abutting a preserve area of an AGR-TMD; and, where one side of a street abuts a surface parking lot or open space. All sidewalks shall conform to the requirements of [Art. 3.F.2.A.1, Streets, Sidewalks, and Alleys](#). [Ord. 2005-002] [Ord. 2005 – 041]

c. Alley Access

Alley access is not allowed from a Main Street. [Ord. 2005 – 002]

d. Prohibition of Vehicular Gates

Vehicular gates are not allowed in a TMD. [Ord. 2005 – 002]

3. Building Form

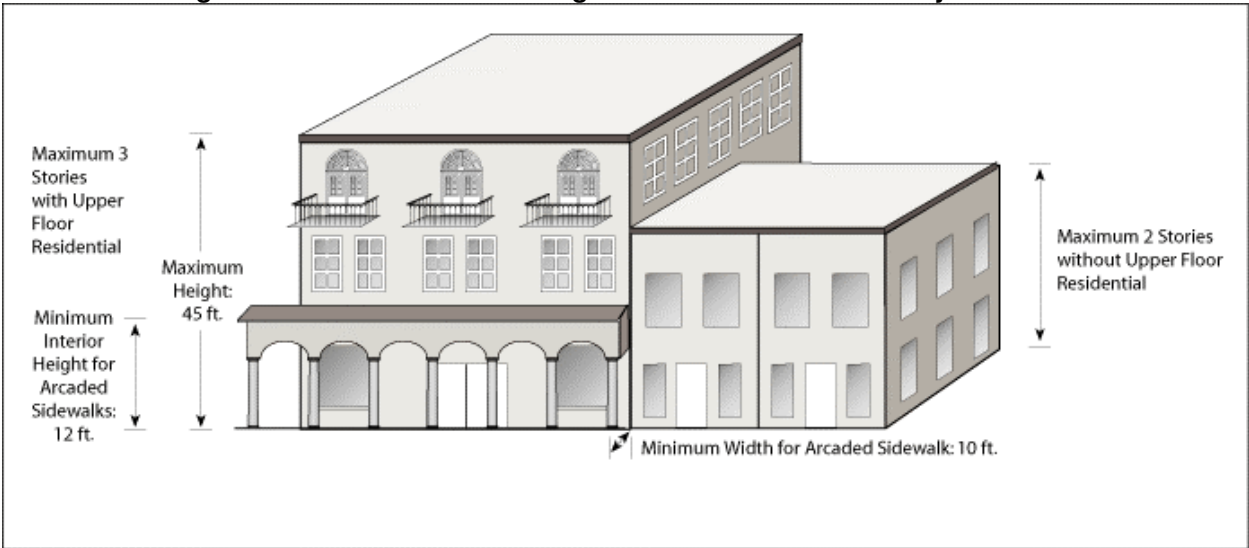
a. Maximum Building Height

1) U/S Tier

a) 45 feet and two stories. A third story is allowed if the top floor is dedicated to residential uses. [Ord. 2005 – 002]

- b) The height limit shall not apply to those exceptions listed in Art. 3.D.1.E.4, Height Exceptions. **[Ord. 2005 – 002]**
- 2) **Exurban, Rural, and Agricultural Reserve Tiers**
35 feet and two stories. **[Ord. 2005 – 002]**
 - a) **AGR Tier Exception**
 - 1) A third story is allowed if limited to residential uses where a garage is provided on the ground floor for each residential unit. **[Ord. 2005 – 002]**
 - 2) The height limit shall be 45 feet for those exceptions listed in Art. 3.D.1.E.4, Height Exceptions. **[Ord. 2005 – 002]**

Figure 3.F.4.D-30 – TMD Building Form U/S Tier – Three Story Maximum



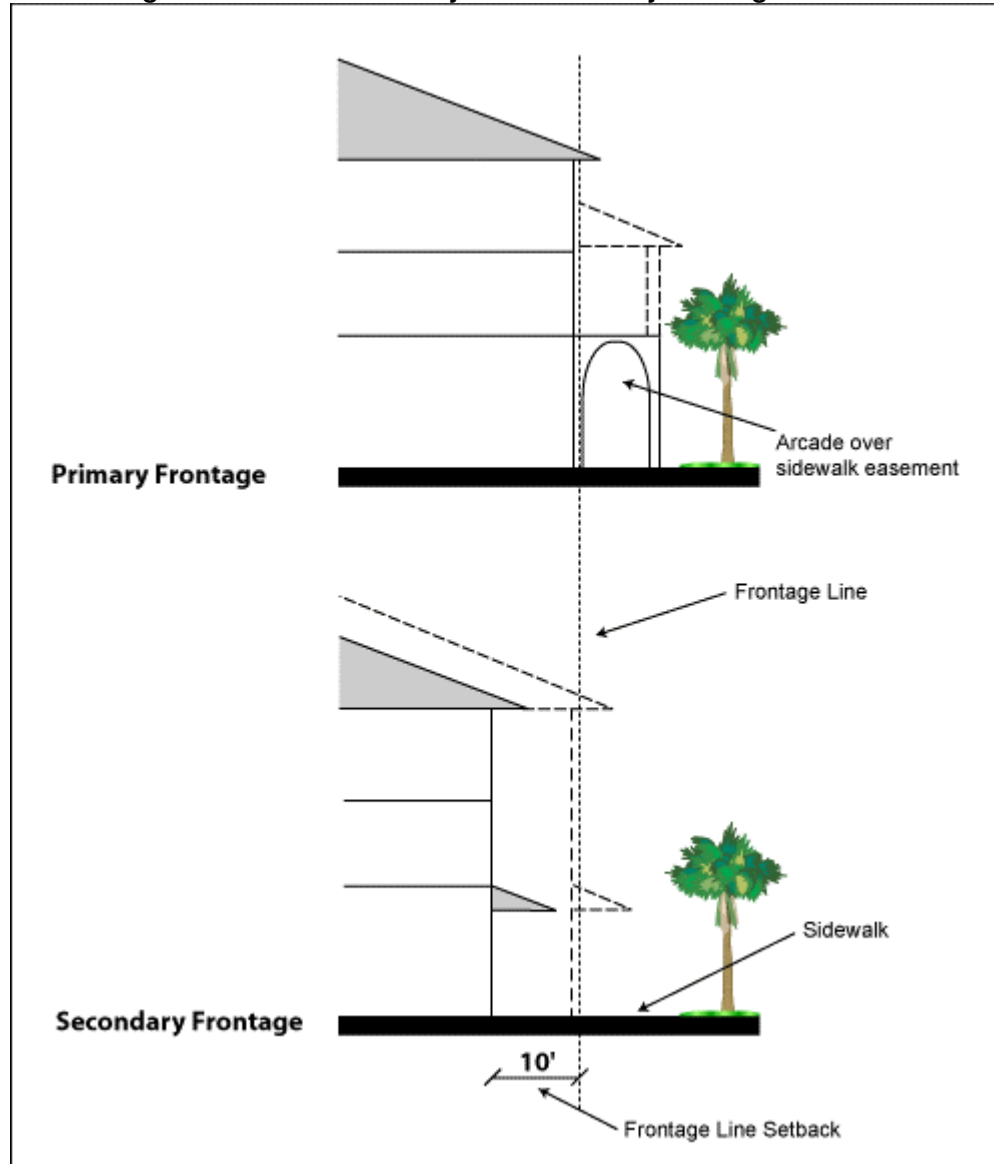
[Ord. 2005-002]

4. Frontages and Residential PDRs

All buildings shall be designated on the site plan as either Primary or Secondary Frontage and shall conform to the following requirements: **[Ord. 2005-002] [Ord. 2005 – 041]**

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Figure 3.F.4.D-31 – Primary and Secondary Frontage for TMD



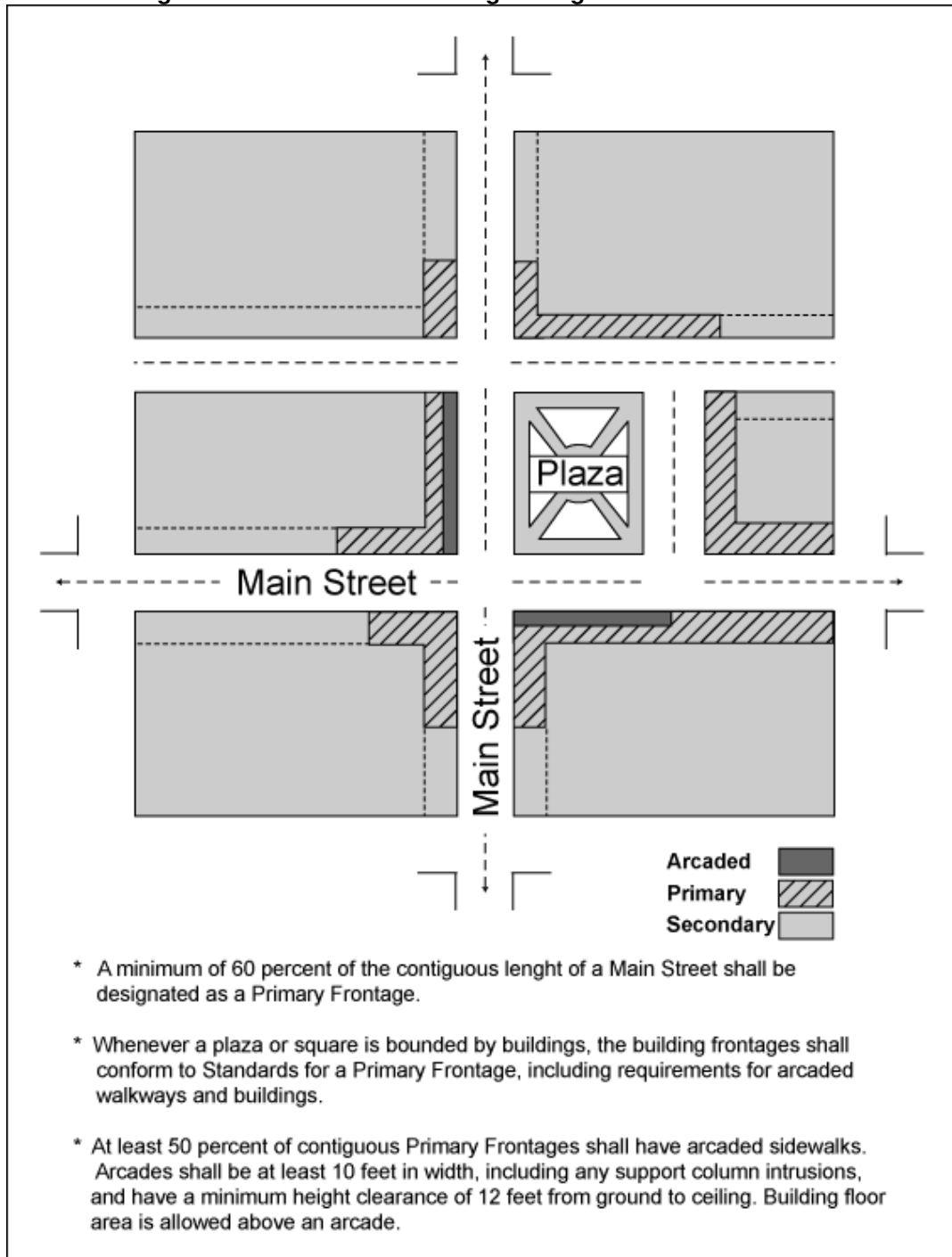
[Ord. 2005-002]

a. Standards for Primary Frontage

- 1) A minimum of 60 percent of the length of a Main Street shall be designated as a Primary Frontage. [Ord. 2005 – 002]

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Figure 3.F.4.D-32 – TMD Frontage Designation and Standards



[Ord. 2005-002]

2) Continuity and Separations

Primary Frontage shall be continuous, except as follows: [Ord. 2005 – 002]

- a) A central plaza or square may be located at the end of a block. [Ord. 2005 – 002]
- b) One separation between buildings is allowed for each 120 linear feet of frontage, provided it is located a minimum of 120 feet from the end of a block. [Ord. 2005 – 002]
 - (1) The width of this separation shall not exceed: [Ord. 2005 – 002]
 - (a) 20 feet for pedestrian access to internal parking areas, off-street loading, refuse collection or recessed building entrances. [Ord. 2005 – 002]

- (b) 30 feet for outdoor dining areas or pedestrian shade and rest areas. [Ord. 2005 – 002]
- (c) 60 feet for a mid-block plaza, other than the central plaza. [Ord. 2005 – 002]

3) Build to Lines

All building and structures along a Primary Frontage shall abut the required sidewalk. [Ord. 2005 – 002]

(a) Exception

A maximum of ten percent of Primary Frontage structures may be set back a maximum of 20 feet from the build to line to provide for outdoor dining areas and/or usable open space, subject to the following: [Ord. 2005 – 002]

- (1) No more than one area described above shall be permitted at any intersection or at any intersection created by permitted separations; and, [Ord. 2005 – 002]
- (2) The area shall not exceed 40 feet in length, nor be within 40 feet of any other setback area or building separation, except as permitted above. [Ord. 2005 – 002]

4) Arcaded Sidewalk

At least 50 percent of the Primary Frontages shall have arcaded sidewalks. Arcades shall be ten feet in width, including any support column intrusions, and have a minimum height clearance of 12 feet from ground to ceiling. Building floor area is allowed above an arcade. [Ord. 2005 – 002]

b. Standards for Secondary Frontage

1) Secondary Frontage

A maximum of 40 percent of the length of a main street may be designated as Secondary Frontage. [Ord. 2005 – 002]

2) Separations

Secondary Frontage may include physical separations between buildings, as follows:

- a) One separation between buildings for each 80 linear feet of frontage, provided it is located a minimum of 80 feet from the end of a block or from the edge of a plaza. [Ord. 2005 – 002]
- b) The width of this physical separation shall not exceed:
 - (1) 20 feet for pedestrian access to internal parking areas or recessed building entrances; [Ord. 2005 – 002]
 - (2) 30 feet for an alley or vehicular access to internal parking, outdoor dining areas, or pedestrian shade and rest areas; or [Ord. 2005 – 002]
 - (3) 60 feet for a mid block plaza. [Ord. 2005 – 002]

3) Build-to Lines

All building structures along a Secondary Frontage shall be located within ten feet of the required sidewalk. [Ord. 2005 – 002]

(a) Exception

A maximum of ten percent of Secondary Frontage structures may be set back a maximum of 20 feet from the build to line to provide for outdoor dining areas and/or usable open space, subject to the following: [Ord. 2005 – 002]

- (1) No more than one area described above shall be permitted at any intersection or at any intersection created by permitted separations; and, [Ord. 2005 – 002]
- (2) The area shall not exceed 40 feet in length, nor be within 40 feet of any other setback area or building separation, except as permitted above. [Ord. 2005 – 002]

c. Standards for Perimeter Frontages

Exterior frontages on the perimeter of a TMD shall be designed to provide views of building entrances, display windows, plazas and squares from adjacent arterial and collector streets. [Ord. 2005 – 002]

d. Optional Standards for Residential PDRs

Residential buildings may use the TND Residential Lot Size and Setback Regulations, or the following: [Ord. 2005-041]

1) Multi-family Alley Frontage Design Alternative

Multi-family dwellings may be permitted to have frontage from a street built to alley standards, subject to the following: [Ord. 2005-041]

a) Build to Lines and Setbacks

Setbacks or build to lines must be measured from the inside alley edge, or sidewalk if provided. [Ord. 2005-041]

- (1) Front setbacks must be a minimum of five feet, and a maximum of 10 feet. Garages fronting the alley shall be setback at least 20 feet. **[Ord. 2005-041]**
- (2) Side street setbacks must be a minimum of five feet, and a maximum of 10 feet. An exception may be made for one side of a block which fronts on open space or a recreation use. **[Ord. 2005-041]**
- (3) The rear of each unit shall have access to and be within 20 feet of a street, open space or plaza a minimum of 40 feet in width, with sidewalks that connect to the projects pedestrian circulation system. **[Ord. 2005-041]**

b) Continuity and Separations

One separation between buildings is allowed for each 80 feet of frontage, provided it is located a minimum of 80 feet from the end of a block. The width of this separation shall not exceed 25 feet for pedestrian access, or 40 feet for a mid block plaza. One mid block plaza may be permitted to have a separation of up to 120 feet in the AGR Tier only. **[Ord. 2005-041]**

5. Pedestrian Circulation

In addition to the sidewalk requirements of [Art. 3.F.2.A.1, Streets, Sidewalks, and Alleys](#), all internal sidewalks shall provide a minimum clear width of six feet. **[Ord. 2005 – 002]**

6. Foundation Planting

Notwithstanding the requirements of Art. 7.D.11, Foundation Plantings, foundation plantings shall not be required for primary and secondary building frontages, buildings along an alley or access way to a parking area, where the alley or access way is located in-between non-residential buildings, or where buildings front on a plaza or square. **[Ord. 2005-002] [Ord. 2005 – 041]**

7. Parking

On-street parking is required on both sides of all two-way streets and on at least one-side of one-way streets, except within 25 feet of a street intersection or alley, or ten feet of a fire hydrant, or along arterials, planned collector streets, alleys or a vehicular access way to internal parking. **[Ord. 2005-002] [Ord. 2005 – 041]**

8. Plazas

Plazas are required to provide a focal point for pedestrians, and must meet the minimum standards of Table 3.F.4.D-52, Minimum Dimensions for Required Plazas, and the following: **[Ord. 2005-002] [Ord. 2005 – 041]**

Table 3.F.4.D-52- Minimum Dimensions for Required Plazas

	Minimum Size	Minimum Length	Minimum Width
Central Plaza	10,000 sf	120 feet	80 feet
Other Plazas	5,000 sf	60 feet	40 feet

a. Minimum Total Area

20,000 square feet or five percent of the gross development area within a TMD, whichever is greater, shall be used for public plazas or squares. **[Ord. 2005 – 002]**

b. Required Location

The central plaza shall front on a Main Street; other plazas shall be bounded by a street on at least one side. **[Ord. 2005-002] [Ord. 2005-041]**

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

- 1) A minimum of 15 percent of each plaza shall be shaded by landscaping or shade structures, at time of installation. Landscaping shall provide a minimum of 50 percent of required shade. **[Ord. 2005-002] [Ord. 2005-041]**
- 2) A minimum of 40 percent of the overall plaza areas shall be pervious. **[Ord. 2005-002] [Ord. 2005-041]**
- 3) Each plaza must provide a minimum of one linear foot of seating for each 200 square feet of overall area. **[Ord. 2005-002] [Ord. 2005-041]**

d. Corner and Mid-Block Plaza Abutting Buildings

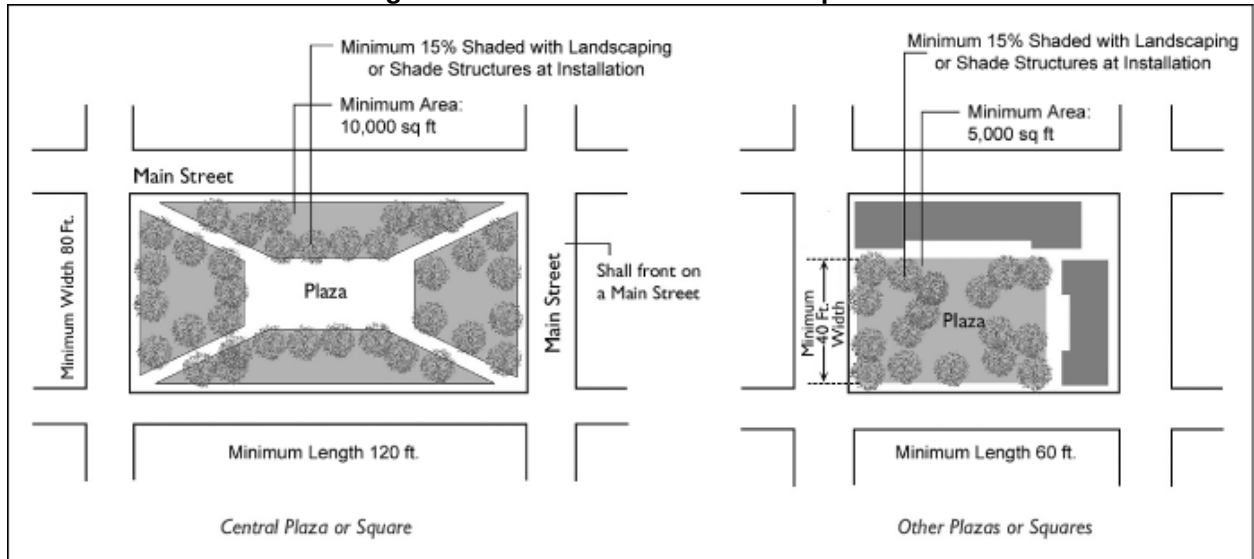
Wherever a plaza is bounded by buildings, the building frontages must conform to the standards for a Primary Frontage, including requirements for arcaded walkways and building see Art. 3.F.4.D.4, Frontages and Residential PDRs. **[Ord. 2005-002] [Ord. 2005-041]**

e. Required Landscaping and Pedestrian Amenities

- 1) At least 15 percent of all plazas and squares shall be shaded by landscaping or shade structures, at time of installation. Landscaping shall provide a minimum of 50 percent of required shade. **[Ord. 2005 – 002]**

- 2) A minimum of 40 percent of the overall plaza or square areas shall be pervious. [Ord. 2005 – 002]
- 3) Each plaza or square shall provide a minimum of one linear foot of seating for each 200 square feet of overall area. [Ord. 2005 – 002]

Figure 3.F.4.D-33 TMD Plazas and Squares



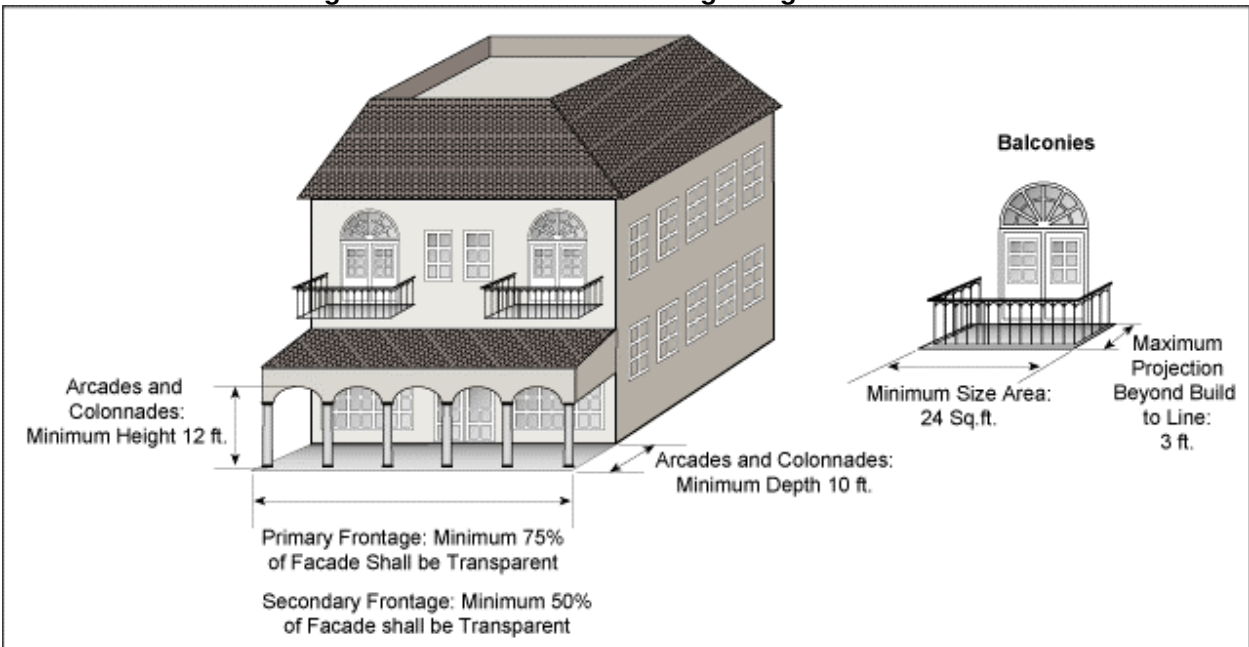
[Ord. 2005-002]

9. Building Design

a. Transparency

A minimum of 75 percent of all commercial ground floor façades on a Primary Frontage, 50 percent of commercial ground floor façades on a Secondary Frontage, and 25 percent of the façade on commercial buildings on a Perimeter Frontage, shall be transparent glass, providing views into a commercial use or window display. [Ord. 2005 – 002]

Figure 3.F.4.D-34 – TMD Building Design Standards



[Ord. 2005-002]

b. Balconies

Balconies may project beyond build-to lines, subject to the following standards: [Ord. 2005 – 002]

1) Maximum Projection

Three feet. [Ord. 2005 – 002]

2) Maximum Size

24 sq. ft. [Ord. 2005 – 002]

10. Phasing

a. Phasing

TMDs shall be subject to the phasing and time limitations in Art. 3.F.1-H, Phasing and Platting, as well as Art. 2.E, Monitoring. [Ord. 2005 – 002]

b. First Phase

The following elements shall be constructed before the issuance of the first CO: [Ord. 2005 – 002]

1) All plazas and squares located on required mainstreets, including required landscaping; [Ord. 2005 – 002]

2) Fifty percent of required primary frontage buildings located on required main streets. [Ord. 2005 – 002]

3) All main streets, including all sidewalks, landscaping and lighting required to service the above. [Ord. 2005 – 002]

E. Standards Applicable to AGR Tier

1. Minimum Site Area

25 acres, including preserve area. [Ord. 2005 – 002]

2. Maximum Development Area

40 percent of gross acreage. [Ord. 2005 – 002]

3. Minimum Retail and Commercial Floor Area

175,000 sq. ft. of commercial/civic uses (inclusive of work/live space). Of these, 125,000 sq. ft. shall be retail and office space. [Ord. 2005 – 002]

4. Maximum Retail and Commercial Floor Area

375,000 sq. ft. [Ord. 2005 – 002]

5. Maximum Floor Area Ratio FAR

1.0. [Ord. 2005 – 002]

6. Maximum Residential Density

One dwelling unit per acre. Residential density shall be transferred from the preserve area to the development area at a ratio of one to one. [Ord. 2005 – 002]

7. Permitted Locations

A TMD shall only be located within 1,320 feet of the intersections of Lyons Road and Boynton Beach Boulevard and Lyons Road and Atlantic Avenue, on a site with a CL FLU designation. A maximum of one TMD is allowed at each of these intersections. [Ord. 2005 – 002]

8. Preserve Area and Open Space Requirements

A TMD shall conform to Objective 1, [Art. 1.E](#), [Prior Approvals](#), and the following additional requirements: [Ord. 2005 – 002]

a. Minimum Preserve Area

A minimum of 60 percent of the gross acreage, less roadways identified on the Thoroughfare Identification Map, shall be designated as preserve area. Rural parkway easements may be counted toward the preserve requirement. [Ord. 2005 – 002]

b. Location

The preserve area shall be contiguous with the TMD, or noncontiguous provided it has a common border with other land that is at least 150 acres and: [Ord. 2005 – 002]

1) In a Conservation district; [Ord. 2005 – 002]

2) Designated as an AGR preserve; or [Ord. 2005 – 002]

3) Has had development rights removed and is permanently restricted to useable open space or agricultural uses through a conservation easement or other legal instrument approved by the County Attorney's Office. [Ord. 2005 – 002]

c. Preserve Areas

An AGR preserve area shall comply with the requirements of [Art. 3.E.2.F.3](#), [Preservation Area](#), and policies under Objective 1.5 of the FLUE of the Plan. [Ord. 2005 – 002] [Ord. 2006-004]

9. Block Structure

a. BCC Waiver

An AGR TMD shall comply with Art. 3.F.2.A.1.b, Block Structure, except for the provision below, unless waived by the BCC upon the BCC determining that the block structure proposed is functionally equivalent for the purpose of Art. 3.F.1.A.4, and Art. 3.F.4.A Purpose. The waiver may be granted only upon the applicant's agreement to be bound by the block configuration of the site plan approved by the BCC. [Ord. 2005-002] [Ord. 2005 – 041]

b. AGR TMD Free Standing Structures

A maximum of ten percent of the overall allowable square footage of an AGR TMD may be permitted to be developed as free standing structures, provided that a minimum of one façade is developed according to the standards for primary or secondary frontage. Buildings developed under this provision shall not be required to have circulation on all four sides, nor be subject to continuity and separation requirements. [Ord. 2005 – 002]

10. Definition for Street

Streets for TMD may also include access aisles in a parking lot for Commercial blocks, only when located along the side or rear of a block; non-residential alleys; and, alleys in residential blocks, subject to the standards or Art. 3.F.4.d.1), Multi-Family Alley Frontage Design Alternative. [Ord. 2005-041]

Section 5 Traditional Town Development (TTD)

A. Specific Purpose

The purpose of the TTD district is to:

1. Provide a framework for the coordinated development of compact, walkable neighborhoods with a well-developed traditional marketplace center and a mixture of office, open space and recreation, and civic uses serving local residents;
2. Ensure an interconnected street and pedestrian circulation network that serves the needs of pedestrian, vehicles, and other non-motorized forms of transportation and that functionally and physically integrates the various land use activities;
3. Provide for larger-scale community development that retains a strong neighborhood identity through a compatible scale of development, an identifiable center and edge, and well-defined public spaces for recreation and civic activities;
4. Accommodate optional development districts to provide additional employment opportunities and housing choices interconnected with traditional neighborhoods and within close proximity to the commercial, civic, and recreation and open space amenities of the traditional town; and
5. Make traditional towns compatible with the overall design objectives of the Plan and its MGTS.

B. Organization and Applicability

The requirements of this Section, [Article 3.F.1, General Provisions for TDDs](#), and [Article 3.F.2, General Standards](#), shall apply to all TTDs. In addition, the components of a TTD shall be subject to the following requirements:

1. Traditional Neighborhood Development (TND)

The requirements of [Article 3.F.3, Traditional Neighborhood Development \(TND\)](#) shall apply to residential pods in a TTD.

2. Traditional Marketplace Development (TMD)

The requirements of [Article 3.F.4, Traditional Marketplace Development \(TMD\)](#) shall apply to commercial pods in a TTD.

3. Residential Planned Unit Development (PUD)

A Residential Planned Unit Development (PUD) may be included within a TTD, subject to the requirements of [Article 3.E.2, Planned Unit Development \(PUD\)](#) district.

4. Office Multiple Use Planned Development (MUPD)

A MUPD may be included within a TTD with a minimum of 320 acres, provided it has a CH-O FLU designation, subject to the requirements of [Article 3.E.3, Multiple Use Planned Development \(MUPD\)](#).

C. Uses

Uses allowed in a TTD district are listed in Table 3.F.1.F-44, Traditional Development Permitted Use Schedule, of this Article.

D. General Requirements

1. Thresholds

The minimum gross land area required for a TTD is 200 contiguous acres. [Ord. 2006-004]

2. Land Use Mix

TTDs shall consist of a balanced mix of land uses subject to the minimum land use allocations in Table 3.F.5.D-53, Traditional Town Development (TTD) Land Use Allocations.

Table 3.F.5.D-53 – Traditional Town Development Land Use Allocations

	Allowable Gross Acreage(Percent of Total)	
	Minimum	Maximum
Traditional Neighborhoods (TND)	60	90
Traditional Marketplace (TMD)	10	25
Civic/Institutional ¹	-	20
Recreation & Open Space	-	25
Residential PUD	-	10
MUPD ²	-	5
Notes:		
1. Regional-serving civic and institutional uses may be located outside a TND but may not be used to fulfill the Civic/Institutional requirements of a TND as established by Table 3.F.3.E-37, TND Land Use.		
2. Requires a TTD with a minimum of 320 acres.		

3. Connectivity

An interconnected network of streets, and sidewalks or pathways shall be provided that connects all pods within the TTD and to any adjacent thoroughfare roads.

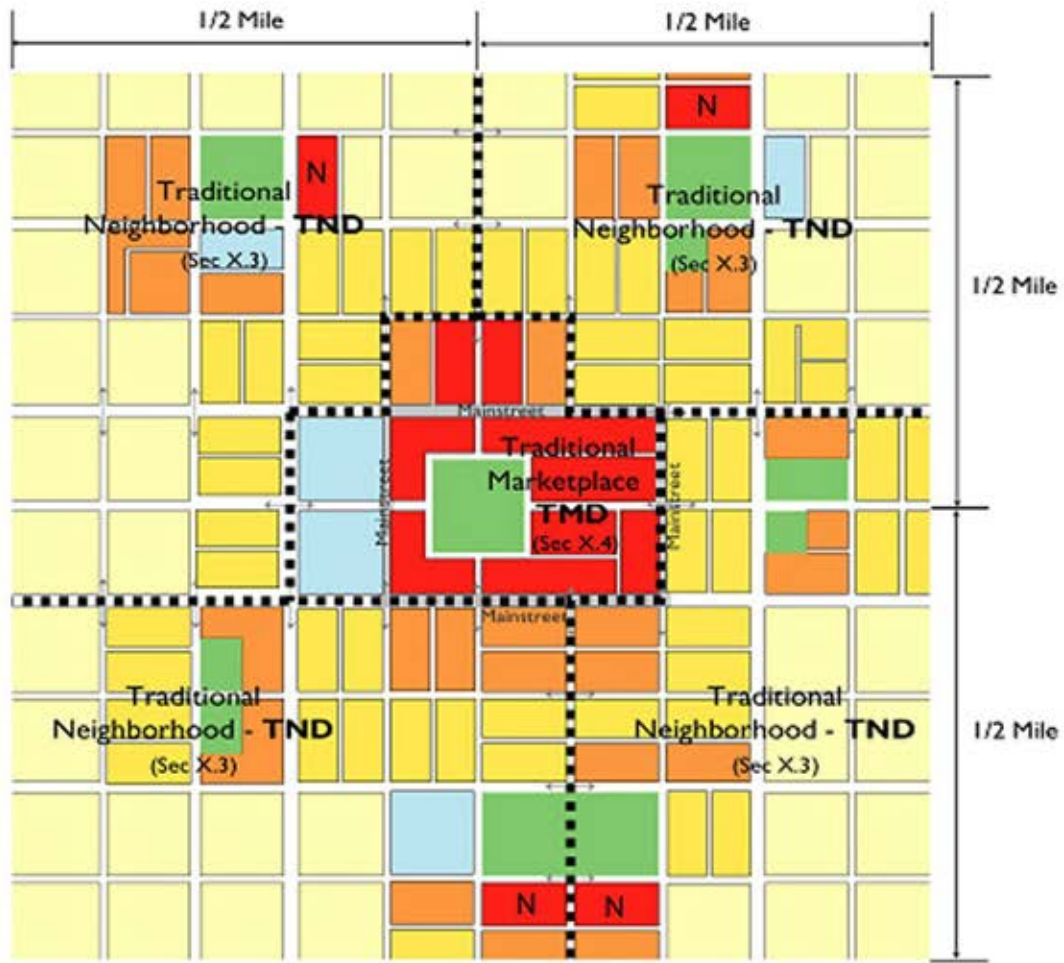
4. Landscape Buffer

A minimum 50 foot wide Type 3 incompatibility buffer shall be provided around the perimeter of a TTD.

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APPENDIX 3 – TRADITIONAL DEVELOPMENT PROTOTYPES EXAMPLE OF LAY OUT

MARKETPLACE, NEIGHBORHOODS, AND STREET NETWORK





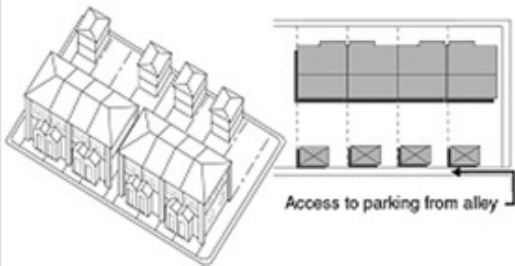

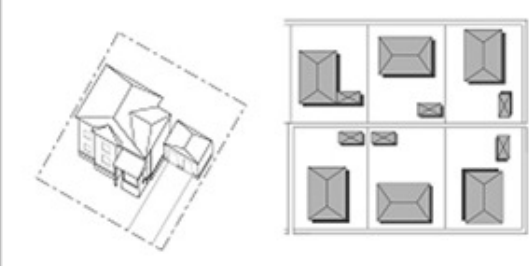



Traditional Town Development (Sec X.5)

- Residential (Primarily Single Family and Zero Lot Line)
- Residential (Mixed Building Types)
- Residential (Primarily Town Houses + Multi-Family Buildings)
- N Neighborhood Center
- Traditional Marketplace
- Civic / Institutional
- Plaza / Recreation / Open Space

APPENDIX 4 – TRADITIONAL NEIGHBORHOODS

EXAMPLE OF RESIDENTIAL DEVELOPMENTS

<p>Multi-Family</p>   <p>Two to three story Multi-Family buildings with parking garages or structured parking facing an alley</p>	<p>Zero Lot Line</p>   <p>Zero Lot Line homes with garage along back alley</p>
<p>Town House</p>   <p>Two story town houses with parking along back alleys</p>	<p>Single - Family</p>   <p>Single-family detached houses with garage at side or rear</p>

Amendment History:

[Ord. 2004-051; November 24, 2004] [Ord. 2005-002; February 2, 2005] [Ord. 2005-041; September 1, 2005] [Ord. 2006-004; March 1, 2006] [Ord. 2006-013; June 27, 2006] [Ord. 2006-036; August 29, 2006]